

City of Angels Camp

2001-2009 Housing Element

(January 1, 2001 to June 30, 2009)

**Adopted by Angels Camp City Council
February 3, 2004 (Resolution No. 2004-06)
As Amended
March 16, 2004 (Resolution No. 2004-12)**

**As Amended
_____, 2007 (Resolution No. 2007-____)**

Table of Contents**Page**

I.	Introduction.....	1
	A. Requirements	1
	B. Public Participation	3
II.	Executive Summary	4
III.	Review of the 1992-1997 Housing Element.....	11
IV.	Analysis of Existing Conditions	14
	A. Population Characteristics	14
	1. Growth Trends	15
	2. Age & Gender of Population	16
	3. Ethnicity of Population	18
	4. Jobs/Housing Balance.....	19
	B. Household Characteristics	29
	1. Household Type, Size, Presence of Children	29
	2. Household Income & Housing Costs.....	31
	3. Overpayment.....	33
	4. Household Income Characteristics	34
	5. Overcrowding	34
	6. Group Quarters	35
	C. Housing Characteristics	36
	1. Housing Stock.....	36
	2. Housing Conditions	36
	3. Occupancy & Vacancy Rates	39
	4. Owner/Renter Occupation	40
V.	Special Needs Housing.....	41
	A. Households 65 Years of Age and Older	41
	B. Single Heads of Households.....	42
	C. The Disabled.....	42
	D. Large Households	43
	E. The Homeless.....	43
	F. Farm Workers	45
	G. Poverty	46
VI.	Projected Needs	47
	A. Regional (City-wide) Needs	47
	B. Housing Needs by Income Group.....	47
VII.	Resource Inventory	51

A.	Land Suitable for Residential Development	51
B.	Assisted Developments/At-Risk Developments	57
C.	Housing Programs.....	58
D.	Energy Conservation.....	58
VIII.	Housing Constraints.....	60
A.	Governmental.....	60
	General Plan/Municipal Code.....	60
	Permit and Processing Procedures	83
	Building Codes & Enforcement.....	88
	Process and Policy for Substandard Units and Rehabilitation.....	89
	Development Fees.....	89
	Infrastructure.....	93
B.	Non-governmental Constraints	97
IX.	Housing Goals, Policies and Implementation Programs	98
	<i>(Refer to Chapter 2, Housing, of the Angels Camp 2020 General Plan)</i>	
X.	Housing Implementation Plan-5 Year Schedule and Action Plan	
	Government Code Section 65583(c).....	99

2. Housing

The cabin is a queer sort of shanty, about thirty feet long, built into the bank so that the roof comes down even with it. There are two doors, one narrow and the other five feet wide. There is a wheelbarrow track leading out of the wide door to a dump-pile of waste dirt and a Tom set in the ravine below, where, evidently, the pay dirt is washed. I could see at once that they were tunneling into the hill from the back of the cabin, although if it had not been for the dump-pile, Long Tom, and wheelbarrow track no one would have suspected that any mining was going on in the vicinity.

The Diary of a Forty-Niner, by Unknown, published 1906,
Chauncey L. Canfield, Editor

Angels began as a tent town with many flimsy wooden structures and, in 1855 the first fire took its toll by destroying almost everything from Angels Creek to St. Patrick's Church. In rebuilding, many structures were built of rock with iron doors and roofs insulated with dirt and sand. Most of these buildings are standing today. The rest were again destroyed and rebuilt with only a handful of the original in evidence.

Historic Angels Camp Walking Tour & Driving Map
Angels Camp Business Association (undated)

Requirements

Government Code Sections 65302 and 65580 through 65588 requires local jurisdictions to prepare and implement a plan for providing affordable housing that:

- Identifies and analyzes existing and projected housing needs
- Analyzes population and employment trends in relation to the locality's existing and projected housing needs for all income levels
- Analyzes household characteristics and housing stock conditions
- Inventories adequate sites for housing, including vacant sites and sites having the potential for redevelopment with an analysis of the relationship of zoning and public services to these sites
- Analyzes governmental and non-governmental constraints upon maintenance, improvement, or development of housing for all income levels
- Analyzes special housing needs for the handicapped, elderly and persons in need of emergency shelter

- Analyzes opportunities for energy conservation with respect to residential development
- Addresses preservation of subsidized housing units

This Housing Element is intended to meet the requirements of HCD's 2001-2009 planning cycle and to reflect the housing needs of the city's population pursuant to the 2000 Federal Census.

A. Public Participation

The following agencies and individuals contributed to the development of the 2001-2009 Housing Element:

Calaveras County Housing Coalition
Calaveras County Human Resources Council
Calaveras County Mental Health Services

Calaveras County Economic Development Company
Calaveras County Association of Realtors
Central Sierra Planning Council
Gold Country Alliance for the Mentally Ill

City of Angels City Council Endorsement of Draft Regional Housing Needs Assessment;
May 20, 2003

City of Angels General Plan Planning Committee Meeting July 1, 2003
City of Angels Planning Commission Meeting July 10, 2003
City of Angels General Plan Planning Committee Meeting July 15, 2003
City of Angels City Council Meeting August 5, 2003
City of Angels General Plan Planning Committee Meeting December 16, 2003
City of Angels General Plan Planning Committee Meeting January 6, 2004
City of Angels Planning Commission Meeting January 8, 2004
City of Angels City Council Meeting January 20, 2004
City of Angels City Council Meeting February 3, 2004

II. Executive Summary

The “typical” City of Angels Camp resident has a median age of 41.4 years old, is white, female, earns a median income for a family of four of \$52,800, is living in a rented single-family structure built in 1968 and is one of 3,000± individuals residing within the city limits in 2003. To meet the needs of this “typical” Angels Camp resident and all other residents of the city now and in the future, the city has prepared this 2001-2009 Housing Element.

Angels Camp anticipates that 282 residential units will be necessary to fill the city’s housing needs for the planning period of 2001 to 2009. 108 of these units are needed to house low and very low income households. The Central Sierra Planning Council Regional Housing Needs Allocation Plan estimates that Angels Camp will need the following number of housing units through 2009.

Table 2-1 Projected Housing Needs By Income Group City of Angels 2001-2009	
Income Group (Gross Annual Wage- Family of 4)	New Units Needed By 2009/a/
Very low \$ 26,400 and below	64
Low \$ 26,401- \$42,250	44
Moderate \$42,251- \$63,350	59
Above Moderate \$ 63,351 and above	115
Total	282

Primary Constraints

Two primary constraints to the city's ability to provide affordable housing

1. Infrastructure: The city's ability to provide new water and wastewater services to accommodate development through 2009 may be the most critical controlling factor in the city's ability to meet its housing goals. The provision of new water connections through 2009 is contingent upon infrastructure improvements which are currently scheduled for completion in 2013—consistent with the city's projected growth rate of 2%. However, spikes in the city's growth rate of up to 5% have occurred in recent years and may accelerate the need to provide infrastructure improvements prior to 2013. **Chapter VIII** includes a complete discussion and analysis of this issue.

The provision of new wastewater connections for development through 2009 is contingent upon acquisition of a National Pollution Discharge Elimination Permit (NPDES) for wet weather stream discharge into Angels Creek. If this discharge permit is denied by the state, the city will be forced to pursue construction of a new wastewater storage facility which may result in an unavoidable constraint to development prior to 2009. **Chapter VIII** includes a complete discussion and analysis of this issue.

2. Jobs/Housing Balance: The city currently is experiencing growth in residential development with accompanying growth in commercial development to serve the growing residential population. Newly created jobs emphasize minimum-wage commercial and service positions which may provide income to local families insufficient to afford adequate housing. The city anticipates implementation of its jobs/housing programs will assist in addressing the need for higher-wage job creation within the city. **Chapter IV** includes a complete discussion and analysis of this issue.

Rehabilitation to Increase the Stock of Affordable Housing by 10 Units for Low and Very Low Income Households

Based on a sampling of 21% of the city's housing units in 2003, approximately 10% are substandard. 37.2% of the city's housing units are more than 50 years of age. 29% of Angels Camp's households pay more than 30% of their gross income for housing (over-payers). 28 households in the city are considered overcrowded (more than one person per room). The city plans to implement the following program to encourage rehabilitation of up to 10 substandard housing units through 2009 for affordable housing:

Housing Rehabilitation Loan Program/CDBG Reuse Plan

This program provides no or low-interest loans of up to \$30,000 for the rehabilitation of existing housing units owned and/or occupied by low-to-moderate income households. The city successfully implemented this program in 1995 when 12 units were rehabilitated for low and very low income households. The program includes a homeowner's program, rental

program and deferred loan program. The city also proposes to include the following in establishing priorities for rehabilitation projects:

- Encourage room additions in conjunction with city-assisted rehabilitation efforts to ease overcrowding
- Give priority to over-payers for city-assisted homeowner rehabilitations
- Target substandard, dilapidated, and vacant housing in need of repair for re-entry into the housing stock

This housing element proposes that a new position of housing coordinator be considered to ensure that funding for this program is secured and funds are distributed to low and very low income households as necessary to meet the city's housing goals (See **Chapter IX, Program 2.A.a**). In addition, **Chapter IX, Program 2.C.k** establishes the process adopted by the city for pursuing funding and implementation of this program. Implementation of **Chapter IX, Program 2.C.k** already has been initiated by the city.

New Construction to Increase the Stock of Affordable Housing by 108 (to 158) Housing Units for Low and Very Low Income Households

The city anticipates that the following programs will provide up to 108 affordable housing units through new construction through 2009. If attempts to conserve the city's 50 at-risk units fail, then the city will find it necessary to increase the stock of affordable housing by an additional 50 units (for a total of 158 new units)

✓Second Dwelling Ordinance. Adoption of a second unit ordinance which allows for the construction of small, second residential units as a permitted use on residentially zoned land primarily subject to size restrictions. It is anticipated that approximately 30 new affordable housing units will be added to the city's housing through 2009 as a result of this new ordinance which is expected to allow for ministerial approval of second units. **Chapter IX, Program 2.B.d** details the city's proposed strategy to achieve this goal.

✓Increase the Availability of Land for Multi-Family Developments. The city currently has 93.2± acres of land (contained in 45 parcels) available for development of multi-family housing. The city is currently updating its General Plan Land Use Element. Under the Angels Camp 2020 General Plan update (land use element), the city is proposing ~~112.2~~ **131.56** acres of multi-family residential land on ~~26~~ **28** parcels that are predominantly vacant. **Chapter VII** includes a list of these parcels and evaluation of development constraints associated with these parcels. **Appendix H** includes a map of each identified parcel. The majority of these high-density parcels are located adjacent to the city's employment and commercial centers.

✓Duplexes, triplexes, fourplexes. The city will continue to allow the construction of duplexes, triplexes and fourplexes as infill projects in appropriately zoned areas. Incentives to encourage this infill development are included in **Chapter IX, Programs 2.A.b** and **2.B.c** and include alternative development standards and fee waivers.

✓Municipal Code The city intends to adopt provisions in the zoning ordinance to permit residential units above commercial establishments and to amend the code to permit multi-family housing developments subject to a site plan review rather than requiring issuance of a conditional use permit (**Chapter IX, Programs 2.B.i and 2.B.k**).

✓Homebuyers Assistance Program. 32.4% (417 householders) of city residents rent their homes. 67.6% of city residents (869 householders) own their homes. In comparison, 78.7% of county residents own homes with 21.3% of occupied housing units rented in the county. To encourage more affordable home ownership, the city will pursue implementation of a Homebuyer Assistance Program in the city to assist low income families with the purchase of a home within Angels Camp. This housing element proposes that a new position of housing coordinator be considered to ensure that funding for this program is secured and funds are distributed to low and very low income households as necessary to meet the city's housing goals. **Chapter IX, Programs 2.A.a, 2.C.k and 2.D.f** are proposed by the city to meet these housing objectives.

✓Developer Incentives/Development Agreements. The city proposes formulating a policy to use development agreements on parcels designated as Specific Plan (SP) and including large, integrated developments, to include up to 25% of new housing as housing for low and very low income households. The city proposes to adopt incentives for developers providing affordable housing (e.g., fee deferrals, fee waivers, and a density bonus) **Chapter IX, Programs 2.A.b, 2.A.c, 2.B.c, 2.B.b, 2.B.e** are a few of the programs intended to assist the city in meeting these housing goals.

Preservation of At-Risk Affordable Housing Units

There is one state or federally-assisted housing project providing 50 housing units within the city limits that is at risk of conversion to non-affordable housing during the 2001-2009 planning period—the Altaville Apartments. No other affordable housing projects in the city will be at risk of conversion to non-affordable housing between 2009-2020. The city plans to support the efforts of non-profit organizations seeking to purchase these units and retain the 50 units as affordable housing. **Chapter IX, Programs 2.C.b, 2.C.c and 2.C.d** detail the city's strategy for assisting in the preservation of at-risk units.

Special Needs Households

✓Single-family heads of households. There are 188 households within the city headed by a single family member (male or female). Fifty-three (28.2%) of these households have income below the poverty level (see below for additional discussions related to poverty in the city). The city anticipates addressing this need through the provision of new affordable housing, including housing with two or more bedrooms (for families with two or more children), through implementation of the programs described in the preceding paragraphs and through implementation of Municipal Code amendments detailed in **Chapter IX, Program 2.D.b**.

✓Elderly There are 407 households with residents 65 years of age or older. All of the city's population in group quarters (24 individuals) consists of residents 65 years of age or older living in a nursing home. Of the 387 individuals living below the poverty level within the city, 13% are aged 65 or older. Municipal Code amendments detailed in **Chapter IX, Programs 2.D.a and 2.D.b** are intended to assist in the provision of affordable housing for the elderly in the city.

✓Farm workers The city's farm worker population is primarily migrant. The city anticipates the need to provide approximately 2 affordable housing units to meet the needs of this population. These units should provide a minimum of four bedrooms, given the average 3.97 person size of migrant farm worker households. Municipal Code amendments detailed in **Chapter IX, Program 2.D.b** are intended to assist in the provision of housing for farm workers in the city.

✓Homeless Shelter. The city will provide assistance to local non-profits or similar agencies in identify potential sites and appropriately zoned parcels and in preparing applications for appropriate permits for the maintenance of a homeless shelter within the city limits. Municipal Code amendments detailed in **Chapter IX, Program 2.D.b** are intended to assist in the provision of housing for the homeless in the city.

✓Disabled The city has a population of 647 (21.5% of the total population) disabled persons. The city's disabled are largely composed of those with physical and mental disabilities. However, a large segment of the disabled population is employment disabled and unable to leave their homes. The city will continue to enforce federal and state regulations pertaining to the Fair Housing Act. In particular, rehabilitation projects supported with city funds shall include consideration of construction design which facilitates access into and movements within housing units by the elderly and physically disabled. In addition, municipal code amendments permitting reduced setbacks for access ramps and similar provisions are included in this element to facilitate access to housing by the disabled. Municipal Code amendments detailed in **Chapter IX, Programs 2.D.b and 2.D.d** detail the city's proposed programs for assisting in the provision of housing for the disabled in the city. In addition, a discussion and analysis of disabled needs and potential constraints to the provision of housing for the disabled are included in **Chapters V and VIII** of this element.

✓Poverty There are 387 individuals within the city living below the poverty level. 336 of these are below the age of 65. These individuals reside in 191 households. 110 of these households are non-family households with 101 of the 110 households composed of individuals living alone. The majority of these one-person households consist of women under the age of 65 living alone. The largest segment of the city's single women between the ages of 18 and 65 are divorced (18% of the total female population) indicating that divorced women in the city compose a relatively large segment of the city's population living below the poverty level. Job training programs are anticipated to assist some of these women in securing wages lifting them above the poverty level. **Chapter IX, Programs 2.A.e** (job training) and **2.D.b** are intended to assist in the provision of job training and affordable housing for those living at or below the poverty level in the city.

Jobs/Housing Balance

The city proposes the following primary strategies for achieving a balance between jobs and housing within the city:

- ✓ Increase multi-family housing adjacent to the city's commercial and employment centers (through the city's 2004 General Plan Update and **Chapter IX, Program 2.A.d**)
- ✓ Revise the municipal code to permit residential units above commercial establishments (**Chapter IX, Program 2.B.k**)
- ✓ Increase the amount of vacant land designated for light industrial uses to increase the number of "living wage" jobs available in the city (through the city's 2004 General Plan Update)
- ✓ Pursue establishment of a housing/economic development coordinator (to assist in establishing a city-owned business park) [**Chapter IX, Program 2.A.a**]
- ✓ Support re-training low-wage earners for higher paying jobs in target industries (**Chapter IX, Program 2.A.e**)
- ✓ Pursue funding to accelerate construction of improvements in the city's water and wastewater facilities (**Chapter IX, Programs 2.B.f, 2.B.g, and 2.B.h**)

Several of the preceding programs are the product of a recent economic-development study completed by the city entitled: *Feasibility Study City-Owned Industrial Park City of Angels Camp, November 15, 2002.*

Other Programs

As necessary to support implementation of many of the city's housing programs and to achieve the city's housing goals, the city also proposes to strengthen existing programs and establish new partnerships. In particular, the city anticipates that there will be mutual benefits gained by increasing coordination between city and county planners with respect to housing. The 2001-2009 Housing Element includes a program to encourage this coordination.

In addition the city's housing element includes the following important programs:

- Draft a Hillside Management Ordinance (**Chapter IX, Program 2.B.j**) to establish slope/density requirements and alternative development standards consistent with the topography of the city and on lots established in the city prior to establishment of the city's development standards.
- Pursue formation of a Redevelopment District/Agency (**Chapter IX, Program 2.C.f**) to assist in upgrading the city's infrastructure and in the provision of affordable housing. The city proposes public education and input during the 2001-2009 planning period.
- Adopt the Mills Act (**Chapter IX, Program 2.C.g**) to assist in encouraging the reuse of historic buildings for residential purposes.

- Encourage Cooperative Housing (Chapter IX, Program 2.A.f) to assist in the provision of affordable housing. Target groups served by this housing type include single-heads of households (assistance with child care) and the elderly (assistance with property maintenance).
- Encourage Tri-level Living Communities (Chapter IX, Program 2.D.a) to provide the elderly with an opportunity to live with their spouses throughout their lives.

III. Review of the 1992-1997 Housing Element

Overview of Achievements

The 1992 City of Angels Housing Element was adopted on August 4, 1992 and amended on April 14, 1994 and April 19, 1994.

New construction. The 1992-1997 Housing Element established a goal of building 163 new housing units through July, 1997, with 74 of those units occupied by low and very low income families. The City's Building Department reports that 115 new housing units (70.5 percent of the city's goal for total housing units) were constructed during that period – primarily for moderate and above-moderate income households.

Rehabilitation. The 1992-97 Housing Element established a goal of rehabilitating 25 housing units prior to July, 1997 with 10 of those rehabilitations to be occupied by low and very low income families. With the assistance of CDBG funding in 1995, 12 units were rehabilitated during that period for low and very low income families, thereby exceeding the city's rehabilitation goal for low and very low income families.

Conservation. The 1992-1997 Housing Element established a goal of conserving 25 housing units through July, 1997, with 10 of those units to be used by low and very low income families. No units required conservation during the planning period, therefore, none were conserved.

Programs (All citations are from the City of Angels 1992 Housing Element)

Economic Development (Job Creation):

- *Establish an Economic Development Program (1992 Housing Element, Policy 1.12)*
- *Require preparation of marketing plans for projects containing employment generating uses (1992 Housing Element, Policy 1.13)*
- *Seek a responsible balance of new jobs with new residences as part of the land use planning and development process (1992 Housing Element, Policy 1.1)*

Accomplishments: The city cooperated with Calaveras County using USDA Rural Development Funding to undertake and complete a business attraction and expansion study. The program culminated in the *Feasibility Study City-Owned Industrial Park, City of Angels Camp* (Applied Development Economics, November, 2002). The findings of this study have been incorporated in the jobs/housing balance programs included in this 2001-2009 Housing Element.

Public Facility Financing

- *Promote financing by new development of public facilities and services which are necessitated to be financed by new development (1992 Housing Element, Policy 1.2)*

Accomplishments: The city has continued to update its water and wastewater master plans to reflect infrastructure needs and to ensure that connection fees for new development keep pace with infrastructure needs.

Housing Variety

- *Encourage the development of housing appropriate for executives of businesses and industry located or seeking to locate in the city (1992 Housing Element, Policy 2.12)*
- *Continue to use the Planned Development District to create housing diversity by allowing flexibility in design and development standards (1992 Housing Element, Policy 2.13)*
- *Encourage Planned Development Zone districts (1992 Housing Element, Policy 2.41)*
- *Support use and implementation of specific plans in newly developing areas (1992 Housing Element, Policy 1.3)*
- *Continue to implement the second-unit ordinance provisions of the city code (1992 Housing Element, Policy 3.5, 3.51)*

Accomplishments: The city approved the Greenhorn Creek subdivision using the Planned Development District. This subdivision provides housing appropriate for executives of businesses and industry located or seeking to locate in the city. The city continued approving granny flats during the 1992-97 planning period.

Housing Conditions

- *Pursue available funding from county, state and federal sources for housing programs to meet lower income housing needs (1992 Housing Element, Policy 3.1)*
- *Support programs to conserve and rehabilitate the housing stock (1992 Housing Element, Policy 5.1)*
- *Secure grants to improve infrastructure in older areas (1992 Housing Element, Policy 5.21)*

Accomplishments: With the assistance of CDBG funding in 1995, 12 units were rehabilitated for low and very low income families.

Fair Housing

- *Advocate and encourage the practice of fair housing (1992 Housing Element, Policy 4.0)*
- *Enforce building codes to ensure adequate handicapped accessibility (1992 Housing Element, Policy 4.22)*

Accomplishments: The city has continued to promote fair housing and to enforce building codes to ensure adequate handicapped accessibility.

Maintain and Improve Existing Neighborhoods

- *Encourage efforts to maintain and improve existing residential neighborhoods (1992 Housing Element, Policy 5)*
- *Investigate programs to generate new investment in older areas (1992 Housing Element, Policy 5.2)*
- *Continue programs which include enhancement of streetscapes, undergrounding of utility lines, and the implementation of the Historic District design guidelines (1992 Housing Element, Policy 5.51)*

Accomplishments: The city pursued establishment of a Redevelopment District in 1994-1995. The proposal was ultimately defeated after the completion of extensive work (including formation of a Redevelopment Agency, Redevelopment Plan and environmental documents). The 2001-2009 Housing Element includes a plan to once again consider establishing a Redevelopment District—this time with an extensive community education program prior to bringing a proposal to the city council.

The city has continued to implement the Secretary of the Interior Standards for all new construction, signs and alterations to buildings within the Central Commercial (historic) district.

Remove Governmental Constraints

- *Maintain fees within the context of new development paying for its share (1992 Housing Element, Policy 6.1)*
- *Institute a periodic review to insure fees cover costs for the services City staff provides (1992 Housing Element, Policy 6.11)*
- *Regularly update handouts on Development Standards (1992 Housing Element, Policy 6.23)*
- *Implement standards to provide and maintain efficient processing of development applications (1992 Housing Element, Policy 6.24)*
- *Implement the most recently established building codes (1992 Housing Element, Policy 6.32)*

Accomplishments: The city has continued to update fees and implement current building codes, throughout the 1992-97 planning period. Since the beginning of 2001, the city also has prepared multiple new handouts with development standards, adopted new flat-rate application fees for the planning department, revised site development permit requirements to allow for in-house issuance of minor site plan reviews, and removed the requirement for city council approval of boundary line adjustments.

IV. Analysis of Existing Conditions

A. Population Characteristics

1. Growth Trends

Table 2-2 Historical Population Growth 1912-2000/a/ Angels Camp (Incorporated 1912)*				
Year	Population	Change from Preceding Census Year		
		# Persons	10 Yr. % Change	Gross Annual Growth Rate
1912*	4,000	--	--	--
1920	941	-3,059	--	--
1930	915	-26	-2.8%	0.28%
1940	1,163	+248	+27.1%	2.71%
1950	1,147	-16	-1.4%	0.14%
1960	1,121	-26	-2.3%	0.23%
1970	1,710	+589	52.5%	5.25%
1980	2,302	+592	34.6%	3.46%
1990	2,409	+107	4.6%	0.46%
2000	3,004	+595	24.7%	2.47%
2002	3,290	+286	--	1.8%
2003	3,349	+59	--	

/a/ Source: Historical Census Populations of Places, Towns and Cities in California, 1850-1990; California Department of Finance

Growth Summary 1912-2000:

80-year gross annual average (1920-2000):	1.71%
50-year gross annual average (1950-2000):	2.25%
20-year gross annual average (1980-2000):	3.20%
10-year gross annual average (1990-2000):	1.47%
2-year gross annual average (2002-2003):	1.80%

Table 2-3 Projected Population Growth City of Angels: 2005 – 2020		
Year	County Population/a/	Projected City Population as 7.4% of County Total
2005	47,800±	3,537±
2009/a/	51,532±	3,813±
2010	53,400±	3,952±
2015	57,900±	4,285±
2020	62,200±	4,603±

/a/ extrapolated

2. Age and Gender of Population

Table 2-4 Population by Age Group City of Angels – Median Years of Age: 41.4		
Age of Population	Population Totals	% of Population
Under 5	156	5.2
5-9	206	6.9
10-14	219	7.3
15-19	213	7.1
<i>Subtotal 0-19</i>	<i>794</i>	<i>26.4</i>
20-24	136	4.5
25-34	298	9.9
35-44	445	14.8
<i>Subtotal 20-44</i>	<i>879</i>	<i>29.3</i>
45-54	421	14.0
55-59	170	5.7
60-64	193	6.4
<i>Subtotal 45-64</i>	<i>784</i>	<i>26.1</i>
65-74	295	9.8
75-84	190	6.3
85 and Over	62	2.1
<i>Subtotal 85+</i>	<i>547</i>	<i>18.2</i>
Totals	3,004	100

U.S. Census Bureau; Census 2000 Summary file
City of Angels, DP-1 Profile of General Demographic Characteristics

Table 2-5 Population By Gender Angels Camp, 2000		
Gender	Total	% of Total
Male	1,443	48.0
Female	1,561	52.0
Total	3,004	100.0

U.S. Census Bureau; Census 2000 Summary file –
City of Angels, DP-1 Profile of General Demographic Characteristics

3. Ethnicity of Population

Table 2-6 Population By Ethnicity Angels Camp 1990-2000					
Race/a/	Total of 1990 Population	% of 1990 Population	Total of 2000 Population	% of 2000 Population	% Change 1990-2000
White	2,289	95.0	2,798	93.1	-1.9%
Black or African American	7	0.3	6	0.2	-0.1%
American Indian and Alaska Native	78	3.2	55	1.8	-1.4%
Asian	36	1.5	145	4.8	+3.3%
Native Hawaiian or Other Pacific Islander; Other Race; Two or More Races					
Total/b/	2,410	100.0	3004	99.9	

U.S. Census Bureau; Census 2000; City of Angels, QT-PL. Race, Hispanic or Latino and Age 2000;
Census 2000 Redistricting Data

/a/ Single race unless otherwise specified

/b/ May not equal 100% due to rounding

Table 2-7 Hispanic or Latino Population (single or multiple races) City of Angels 1990-2000				
1990 Census		2000 Census		% Change 1990-2000
Total	% Population	Total	% Population	
140	5.8%	235	7.8%	+2.0%

4. Jobs/Housing Balance

Existing Conditions

The City of Angels Camp and Calaveras County recently completed the following studies:

Community Assessment – Volume I – Business Attraction & Expansion Study (Applied Development Economics; November, 1993)

Industrial and Commercial Market Analysis Volume II – Business Attraction & Expansion Study (Applied Development Economics, November, 1993)

Economic Strategy and Implementation Plan Volume III – Business Attraction & Expansion Study (Applied Development Economics, November, 1993)

In addition, the City of Angels Camp completed the following study:

Feasibility Study City-Owned Industrial Park, City of Angels Camp; Applied Development Economics, November, 2002)

The findings of these studies provide the basis for the following analysis of jobs and housing within Angels Camp.

Industry Overview

Largest Business & Agency Employers

The largest business and agency employers within the city limits (July, 2003) are:

Save Mart	67
Mark Twain Elementary	60±
Bret Harte High School	49
City of Angels	46
Pacific Gas & Electric	37
Longs Drugs	31
Propane companies ¹	19
Banks/Financial	16 ²
California Electric Steel	12

¹ Ameri Gas, Campora, Mother Lode Propane

² Central Sierra, U.S. Bank, Guarantee, Pacific State

Labor Force

Occupations of those working in the city are summarized as follows:

Table 2-8 Employment by Occupation City of Angels, Census 2000	
Occupation	Number of Individuals
Precision production, craft and repair occupations	162
Administrative support occupations including clerical	138
Service occupations except protective and household	137
Sales occupations	116
Professional specialty occupations	96
Transportation and material moving occupations	80
Executive, administrative and managerial	63
Handlers, equipment cleaners, helpers and laborers	57
Machine operators, assemblers and inspectors	41
Farming, forestry, fish	31
Technicians and related support occupations	27
Protective service occupations	19
Private household occupations	9

Workers in the city are employed in the following industries:

Table 2-9 Industry Employment City of Angels, Census 2000	
Industry	Number employed
Retail Trade	223
Construction	138
Personal services	63
Manufacturing, durable goods	55
Public Administration	55
Educational Services	54
Health Services	51
Communications and other public utilities	39
Mining	31
Agriculture, forestry and fisheries	30
Wholesale trade	28
Transportation	24
Business and repair services	24
Manufacturing, nondurable goods	20
Entertainment and Recreation Services	3

Unemployment

In 2000, the City of Angels labor force totaled 1,383 individuals with 122 (5.1%) unemployed.

Projected Conditions

Growth Industries

Fastest growing industries in the Angels Camp/Calaveras County area include:

- Services/Health Services. The fastest growing industry - projected to increase by 8.2% by 2004. Within this category, health services are expected to create a demand for 100 new jobs.
- Retail Trade. Expected to see a 5% increase by 2004.

New and expanding industries in the Angels Camp/Calaveras County area include:

- Tourism. The local economy has been diversifying and tourism has become an increasingly important industry.
- Non-resource based industries. With the decline in the mining and timber industries, other industries are growing in response to the changing needs of the county, moving beyond resource-based industries and towards the growing use of computers and electronics.

Projected Employment Trends³

Highest Number of Job Openings

The occupations projected to have the highest number of job openings through 2006 within the Mother Lode Region (Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Tuolumne and Calaveras Counties) are:

1. Cashiers (810)
2. Salespersons, retail (560)
3. Correction officers, jailers (530)
4. Waiters and waitresses (530)
5. Combined food preparation service (330)
6. General office clerks (320)
7. General managers, top executives (280)
8. Teachers, elementary school (260)
9. Food preparation workers (250)
10. Teacher aides, paraprofessional (220)
11. Police officers (220)
12. Maids and housekeeping cleaners (220)
13. Registered nurses (210)

³ Employment Development Department, Labor Market Information - Mother Lode Region (Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Tuolumne Counties)-
[www.calmis.ca.gov/file/occup\\$/oeswages/MLRegoes2001.htm](http://www.calmis.ca.gov/file/occup$/oeswages/MLRegoes2001.htm)

Fastest Growth Occupations /a/

The three largest absolute-growth industries for Calaveras County, based on industry projections and including projected hourly wage rates are:

Services (8.2% growth)

Registered Nurses	\$24.11/hr
Instructors & coaches, sports and physical training/b/	\$16.55/hr
Maids & Housekeeping Cleaners	\$7.42/hr
Amusement & Recreation Attendants	\$6.95/hr

Retail Trade (4.7% Growth)

First-Line Supervisors/Managers of Retail Sales Workers	\$11.56/hr
Retail salespersons	\$8.15/hr
Food preparation workers	\$7.99/hr
Cashiers	\$7.97/hr

Government (2.1% Growth)

Correctional officers and jailers	(\$not available)
Police and Sheriff's Patrol Officers	\$25.26/hr
Office Clerks, General	\$9.69/hr
Recreation workers/c/	\$9.43/hr

/a/ Calaveras 2001: California Employment Development Department Labor Market Information Division, Calaveras County Mother Lode Consortium

/b/ Includes athletic trainers, fitness trainers, and aerobic instructors

/c/ Recreation workers conduct recreation activities with groups in public, private and volunteer agencies and recreational facilities; organize and promote activities such as arts and crafts, sports, games, music, dramatics, social recreation, camping and hobbies.

City of Angels – Business Attraction and Expansion

Angels Camp is taking a pro-active approach to business attraction and expansion. In addition to the preceding list of jobs which are likely to become available within the county, the following industries have been recommended for business attraction and expansion within Angels Camp (*Feasibility Study City-Owned Industrial Park, City of Angels Camp*; Applied Development Economics, November, 2002)

Table 2-10 Top 25 Target Industries Recommended for Business Attraction and Expansion (in order of highest to lowest score) City of Angels, 2002	
1.	Misc. Publishing
2.	Millwork
3.	Book Publishing
4.	Wood Kitchen Cabinets
5.	Wines, Brandy & Brandy Spirits
6.	Reconstituted Wood Products
7.	Lead pencils and Art Goods
8.	Structural Wood Members, NEC
9.	Sporting & Athletic Goods, NEC
10.	Surgical & Medical Instruments
11.	Telephone & Telegraph Apparatus
12.	Canned Specialties
13.	Chemical Preparations, NEC
14.	Surgical Appliances & Supplies
15.	Concrete Block & Brick
16.	Products of Purchased Glass
17.	Adhesives & Sealants
18.	Lighting Equipment, NEC
19.	Ready-mix Concrete
20.	Food Preparations, NEC
21.	Commercial, Industrial, Institutional Electrical Lighting
22.	Gypsum Products
23.	Prerecorded Records & Tapes
24.	Pickled Fruits & Vegetables, Sauces, Salad Dressing
25.	Newspaper Publishing & Printing

Table 2-11 Target Industries Recommended for Business Attraction and Expansion By Industry Group City of Angels, 2002	
Food & Kindred Products Canned specialties Pickled Fruits & Vegetables, Sauces, Salad Dressings Wines, Brandy & Brandy Spirits Food Preparations, NEC <i>Meat products*</i> <i>Beverages*</i>	
Miscellaneous Fabricated Textile Products*	
Lumber & Wood Products (except Furniture) Millwork Wood Kitchen Cabinets Structural Wood Member Reconstituted Wood Products <i>Logging*</i> <i>Millwork, plywood & structural members*</i> <i>Miscellaneous wood products*</i> <i>Partitions and fixtures*</i>	
Printing, Publishing & Allied Industries Newspaper Publishing Book Publishing <i>Misc. Publishing*</i> <i>Periodicals*</i> <i>Commercial printing*</i> <i>Printing trade services*</i>	
Primary Metal Industries <i>Iron and steel foundries*</i>	
Fabricated Metal Products <i>Fabricated structural metal products*</i> <i>Misc. fabricated metal products*</i>	
Industrial Machinery and Equipment <i>Metalworking machinery*</i> <i>General industrial machinery*</i> <i>Industrial machinery, NEC*</i>	
Chemicals & Allied Products Adhesives & Sealants Chemical Preparations <i>Plastics materials and synthetics*</i> <i>Miscellaneous chemical products*</i>	
Rubber and misc. plastics products <i>Miscellaneous plastic products, NEC*</i>	
Stone, Clay, Glass & Concrete Products Products of Purchased Glass Concrete Block & Brick	

Table 2-11 Target Industries Recommended for Business Attraction and Expansion By Industry Group City of Angels, 2002	
Ready-Mix Concrete Gypsum Products <i>Pottery & related products*</i>	
Electronic & Electrical Equipment & Components Commercial, Industrial, Institutional Electric Lighting Lighting Equipment, NEC Prerecorded Records & Tapes Telephone & Telegraph Apparatus <i>Electrical industrial apparatus*</i> <i>Communications equipment*</i>	
Transportation Equipment <i>Motor vehicles and equipment*</i>	
Instruments and Related Products Surgical & Medical Instruments Surgical Appliances & Supplies <i>Measuring and controlling devices*</i> <i>Medical instruments and supplies*</i>	
Miscellaneous Manufacturing* Sporting & Athletic Goods Lead Pencils & Art Goods	

*Likely to use a city-owned business park

Table 2-12 Target Commercial Businesses/Services Recommended for Business Attraction and Expansion City of Angels, 2002	
General building contractors – nonresidential buildings	
Special trade contractors Electrical work Roofing, siding, and sheet metal work Concrete work Misc. special trade contractors	
Local and interurban passenger transit Local and suburban transportation	
Communications Telephone communication Radio and TV broadcasting	
Electric Services	
Sanitary Services	
Wholesale trade – durable goods Hardware, plumbing & heating equipment	
Business Services Services to buildings Personnel supply services	
Auto repair, services and parking Automotive repair shops Automotive services, except repair	
Miscellaneous repair shops	

Summary

Angels Camp is Calaveras County's retail, service and commercial center. Because of this large concentration of retailers within the city limits, many of the county's minimum wage employees work and some live in Angels Camp. Economic projections indicate that this population of minimum wage employees is likely to increase over the life of this Housing Element as demand for retail services continues to grow. There is a need for affordable housing for minimum-to-low wage earners in close proximity to the city's work centers. In addition, as identified in the city's recent business attraction and expansion studies, the city is well-suited to attract jobs which could provide wages of \$10/hr and higher.

Recommended Strategies for Achieving Jobs/Housing Balance

Identify Land for Business Park Development

Increase the designation of land within the city limits available for business park development targeting those businesses identified in the *Feasibility Study City-Owned Industrial Park City of Angels Camp, November 15, 2002*; *Applied Development Economics* providing wages of \$10+ per hour.

Reduce Commercial Leakage Monitor the availability of land for commercial development targeting those businesses which supply goods currently purchased in neighboring counties as identified in the *Feasibility Study City-Owned Industrial Park City of Angels Camp, November 15, 2002*.

Facilitate and Promote Moderate-Wage-Jobs and Facilitate Job-Training Efforts Compatible with the City's Employment Projections

Work cooperatively with the Calaveras County Economic Development Company, Job Connection, Columbia College, the local high school's ROP program and similar entities to provide job-training and re-training targeting the priority industries identified in *Feasibility Study City-Owned Industrial Park City of Angels Camp, November 15, 2002*

Provide affordable housing in close proximity to work areas. One strategy for meeting the city's affordable housing goals is to locate affordable housing within walking distance of the city's commercial centers where businesses employing minimum wage workers are concentrated.

Commercial & Residential Uses. Another strategy ~~is~~ to assist in achieving a balance between the city's jobs and housing will be to continue to include provisions in the zoning ordinance to permit residential units above commercial establishments.

Economic Development Coordinator. Pursue establishment of an economic development coordinator to oversee implementation of the city's economic development programs.

B. Household Characteristics

1. Household Type and Presence of Children

Table 2-13		
Household/Size-Population Characteristics		
	1990 Census	2000 Census
Average Household Size	2.34	2.34
Average Family Size	2.93	2.82
Total # Households	1,029	1,286
Total Population	2,410	3,004

Source: U.S. Census Bureau; Census 2000 Summary file
City of Angels, DP-1 Profile of General Demographic Characteristics

Table 2-14		
2000 Household Characteristics		
(General)		
Household Type	# in City	% in County
Family	856	66.6
Non-family	430	33.4
Total	1,286	100.0

U.S. Census Bureau; Census 2000 Summary file
City of Angels, DP-1 Profile of General Demographic Characteristics

Table 2-15 2000 Angels Camp Household Characteristics (Detailed)		
Household Type	Household Total	Percentage of Total Family & Nonfamily
Family		
Married couple with children	634	49.3
Married without children		
Single Heads of Households w/ own or not own children	222	17.3
Other family	0	0.0
<i>Subtotal Family Households</i>	<i>856</i>	<i>66.6</i>
Non-Family		
Householder alone (172 over age 65)	373	29.0
Other non-family	57	4.4
<i>Subtotal Non-family Households</i>	<i>430</i>	<i>33.4</i>
Total Family & Non-Family Households	1,286	100

U.S. Census Bureau; Census 2000 Summary file
City of Angels, DP-1 Profile of General Demographic Characteristics

Table 2-16 Elderly and Children 2000 Household Characteristics		
Household Type	# of Households	% of Total
Households with individuals 18 or under	392	30.5%
Households with individuals over 65	407	31.6%

U.S. Census Bureau; Census 2000 Summary file
City of Angels, DP-1 Profile of General Demographic Characteristics

2. Household Income and Housing Costs

Table 2-17 2003 Annual Household Income By Income Category								
Income Level	Number of Persons in Family							
	1	2	3	4	5	6	7	8
Very low	18,500	21,100	23,750	26,400	28,500	30,600	32,750	34,850
Lower	29,550	33,800	38,000	42,250	45,600	49,000	52,400	55,750
Median	36,950	42,250	47,500	52,800	57,000	62,350	65,450	69,700
Moderate	44,350	50,700	57,000	63,350	68,400	73,500	78,550	83,600

CA Dpt. of Housing and Community Development - April 9, 2003

Table 2-18 Projected Annual Wages for Income Groups for a Family of Four Calaveras County Area Median for Family of Four in Calaveras County: \$52,800		
Very low	50% or less of the area median family income for the county (except that HUD has established a higher limit in some areas based on high rent levels relative to incomes in that area)	\$26,400 or less
Lower	51%-80% of the median family income for the county	\$26,401-\$42,250
Moderate	81% - 120% of the median family income for the county	\$42,251-\$63,351
Above Moderate	121% and above of the median family income for the county	63,351 and above

Table 2-19 Housing Costs 1990-2000		
Housing Type	1990 Median Cost in dollars (actual cost range in dollars) Median Gross Rent: \$434/Mo.	2000 Median Cost in dollars (actual cost range in dollars) Median Gross Rent: \$565/Mo.
Single-family residence Owner-occupied* (County Median)	\$93,200 (\$114,400)	\$146,400 (\$156,900)
Studio rental	\$299.50 (\$200-\$499)	\$399.50 (\$300-\$749)
1 BR Rental	\$399.50 (<200 - \$999)	\$399.50 (\$200-\$1,000+)
2 BR Rental	\$399.50 (<200 - \$1000+)	\$624.50 (\$200-\$1,000+)
3 BR+ Rental	\$624.50 (\$200-\$1000+)	\$874.50 (\$300-\$1,000+)

County California – Data extracted from Census 2000
Housing, 2000 [California]: Summary File 3 (June 22, 2003)

Based on a survey of single-family residences sold within Angels Camp (Calaveras County Association of Realtors) between January 1, 2002 and June 30, 2003, the average sales price of a home in Angels Camp is approximately \$230,000.

3. Overpayment

Households paying more than 30% gross annual income are considered to be overpaying for rent or mortgage payments.

Table 2-20 Overpayments City of Angels 1990-2000				
Occupied Housing Type	1990 Census Total: 1,029 Occupied		2000 Census/a/ Total: 1,286 Occupied	
	# Overpaying	%Overpaying	# Overpaying	% Overpaying
Owner	95	9.2	183	14.2
Renter – Overall	165	16.0	190	14.8
Total Households Overpaying	260	25.3%	373	29.0/a/
Renter – Low Income/			185	97.4/b/
Renter Very Low Income				

/a/ Percentage of total households in the city

/b/ Percentage of total renters overpaying

4. Household Income Characteristics

Table 2-21 Household Income Characteristics Angels Camp 1990-2000 and Comparison to County				
Income Group	No. of Households Angels Camp, 1990	% Total Angels Camp, 1990	No. of Households Angels Camp 2000	% Total Angels Camp, 2000
Very low	318	28.0	387	29.8
Other low	204	18.0	242	18.7
Moderate	227	20.0	198	15.3
Above Moderate	386	34.0	470	36.2
Total/a/	1,135	100	1,297	100

/a/ Totals do not equal 1,029 households for 1990 and 1,286 for 2000 due to revisions made in Census updates

U.S. Census Bureau; Census 2000 Summary file
City of Angels, DP-1 Profile of General Demographic Characteristics

5. Overcrowding

Overcrowding is defined as more than one person per room, excluding bathrooms.

Table 2-22 Overcrowding Angels Camp, 2000	
Housing Type	Number of Overcrowded Households
Owner occupied	18
Renter occupied	10
Total	28

Census 2000: Tenure by Occupants Per Room

In 1990, Angels Camp identified 23 households with overcrowding.

6. Group Quarters

All of the city's institutionalized population is 65 years of age and older and is living in what is classified as a nursing home per Census 2000. The city does not have any population in non-institutionalized group quarters.

Table 2-23 Population in Group Quarters by Age & Sex Angels Camp – Census 2000		
Population Description	Number	% of Total
<i>Institutional</i>		
65 or over	24	100

Table 2-24 Group Quarters Angels Camp 1990-2000		
Group Quarters	1990/a/	2000
Institutional Population	24	24
Non-institutional	0	0
Total	24	24

C. Housing Characteristics

1. Housing Stock

Table 2-25 Housing Stock By Housing Type Single Family, Multi-Family, Mobile homes City of Angels, 2000	
Description	Number of Units
Single Family	<i>965</i>
Attached	66
Detached	899
Multi-Family	<i>233</i>
2-4 Units	121
5+ Units	112
Mobile homes	<i>198</i>
All mobile homes/a/	198
Boat, RV, Van, etc.	<i>14</i>
Total Housing Units	<i>1,410</i>

2. Housing Conditions (See Appendix 2C)

Angels Camp completed a housing conditions windshield survey on July 17th and 18th, 2003. 300 residential structures were evaluated, representing 21% of the housing units in the city limits. Residences were evaluated based on exterior conditions including foundation, roofing, siding, windows, and electrical using the “scoring” system found in **Appendix 2C**. Construction type and frontage improvements also were evaluated. Based on completed housing condition forms, housing conditions were assigned based on a total score as follows:

0-9 points	Sound Condition
10-15 points	Minor repairs needed
16-39 points	Moderate repairs needed
40-55 points	Substantial repairs needed (Substandard)
56+ points	Deteriorated (Substandard)

The city undertook the 2003 housing conditions survey primarily to:

- Gain an understanding of the location and numbers of substandard housing units within the city;
- Identify housing units which could benefit from rehabilitation
- Locate residential units in need of replacement to ensure that the city’s total available housing stock is not reduced

Secondarily, the city conducted the survey to compare the city’s current housing conditions with 1981 conditions.

A significantly larger number of residential structures are in “Sound” condition than were identified in the 1981 housing conditions survey. This is due to the approval of multiple new residential subdivisions over the past ten years and extensive new construction within these subdivisions over the past 5-7 years.

Based on the city’s goals, the 2003 housing conditions survey emphasizes those residential subdivisions, mobilehome parks and apartment complexes within the city in excess of 10 years of age. Residential units within newly established subdivisions (i.e., less than 10 years of age) were sampled, but were purposely underrepresented in the 2003 housing conditions survey.

Table 2-26 Substandard Housing Units City of Angels Housing Conditions Survey, 1981 and 2003				
Degree of Deterioration	1981 Number of Housing Units	% of Total	2003 Number of Housing Units Sampled	% of Total Sampled
Sound	220	19.8	149	49.7
Minor	537	48.3	42	14.0
Moderate/b/	231	20.8	78	26.0
Substantial	93	8.4	22	7.3
Dilapidated	31	2.8	9	3.0
Total/a/	1,112	100.1	300	100.0

/a/ May not equal 100% due to rounding

/b/ See additional detail in following figure

2003 Housing Conditions Survey Highlights

- ✓ 38% of the housing units (30 units) with exterior evaluations indicating a “Moderate” condition scored in excess of 30 points and are borderline Substandard. A significant number of these residences are likely to benefit from rehabilitation programs. Without rehabilitation, a significant number of these units are likely to deteriorate into substandard housing units prior to or in conjunction with the preparation of the next five-year review of the Housing Element (2009-2014).
- ✓ Many of the city’s residences in excess of 50 years of age have aluminum windows fitted into frames originally constructed for wood-frame windows—often of non-standard sizes. Many of the aluminum replacement windows are ill-fitting and would benefit from replacement and reframing.
- ✓ Many of the city’s residences in excess of 20 years of age could benefit from repainting and making minor repairs to siding.
- ✓ Asbestos siding remains common in residences located in the city’s older subdivisions. Where present, this siding seems generally well-cared for and does not appear to represent an imminent threat to the overall condition of the asbestos-sided housing units.

1,026 housing units, or 73% of the city's housing units are 53 years of age or less. 27% (384 units) are more than 53 years old.

Table 2-27 Age of Housing Stock City of Angels, 2000		
Year Structure Built	Total Housing Units	Percentage of Total
1990-2000	226	16.03
1980-1989	168	11.91
1970-1979	270	19.15
1960-1969	221	15.67
1950-1959	141	10.00
1940-1949	41	2.90
1939 or earlier	343	24.32
Total/a/	1,410	99.98

Source: U.S. Census 2000, Summary File 3

/a/ May not equal 100% due to rounding

3. Occupancy and Vacancy Rates

Table 2-28 Household Occupancy Status Angels Camp 1990-2000			
Occupancy Status	1990 Census	2000 Census	% of Total 2000 Housing Units (2, 197)
Occupied	1,042	1,286	90.4
Vacant	121	136/a/	9.6
Total	1,163	1,422	100.0

/a/ Includes 42 homes for seasonal, recreational, or occasional use

/b/ Homeowner vacancy rates are 3.3% versus 7.3% for rental vacancies.

4. Owner/Renter Occupation

More city residents own rather than rent their homes.

Table 2-29 Owner/Renter Housing Units Angels Camp 1990-2000		
Housing Units	1990 Census	2000 Census
Occupied		
Owner	716 (68.7%)	869 (67.6% total)
Renter	326 (31.3%)	417 (32.4% total)
<i>Subtotal Occupied</i>	<i>1,042</i>	<i>1,286</i>
Vacant/a/	121 (10.4%)	136 (9.6%)
Total Housing Units/b/	1,163	1,422

V. Special Needs Households

A. Households with Individuals 65 Years and Over

Table 2-30 Households with Individuals 65 Years and Over Angels Camp, 2000		
Total City Households	Total Households w/ 65+ age resident	Total % Households w/65+ age resident
1,286	510	39.6

The number of households with members 65 years of age or older is up from the 490 households reported in 1990, while the overall percentage of households with persons 65 years of age or older is down (In 1990, 47.6% of total households included individuals 65 years of age or older).

Table 2-31 Households Headed by Individuals 65 Years of Age and Over Angels Camp, 2000		
Total City Households	Households Headed by Over 65 Owner	Households Headed by Over 65 Renter
1,286	294	64

Of these households, 358 (27.8%) of the total households in the city are headed by individuals 65 years of age or older. The number of households headed by those 65 years of age and older is up significantly (approximately 8%) from the 229 (177 owners, 52 renters) households headed by those 65 years of age or older reported in the 1990 Census (19.7% of total 1990 households).

B. Single-Family Heads of Household

Single-family heads of households have decreased from 270 in 1990 to 188 in 2000. All single-family heads of households under the poverty level in 2000 were female.

Table 2-32 Single Family Heads of Households Angels Camp, 2000				
Total City Households	Total Single Family Heads of Households	% of Total Households	Incomes Above Poverty Level	Incomes Below Poverty Level
1,286	188	14.6%	135	53

C. The Disabled

There are 647 (21.5%) individuals in Angels Camp with disabilities in comparison to 456 (19%) individuals in the city in 1990. The following summarizes the types of disabilities of those within the city.

Table 2-33 Disabled Population-by Type Angels Camp, 2000	
Type of Disability	Number of Individuals in Angels Camp with Disability
Sensory	210
Physical	352
Mental	204
Self-care disability	78
Employment disability	198
Go outside home disability	202
Total /a/	1,244

/a/ Does not equal total population of 647 individuals because many individuals have multiple disabilities.

Census 2000: Types of Disabilities for the Civilian Non-institutionalized Population
5 years and over with Disabilities

73 of those disabled in the city are between 5 and 20 years of age. 329 are aged 21-64 and the remaining 245 individuals are 65 years of age or older.

Reasonable Accommodation for the Disabled

Persons with disabilities include those with both physical and mental disabilities. The Census no longer undertakes a comprehensive accounting of the disabled within various jurisdictions (i.e., the number of households occupied by disabled persons). Disabled persons often need housing with modifications to accommodate physical disabilities, which are located near services and which are easy to maintain.

Some of these disabled persons in Calaveras County live in group homes (private homes occupied by a small number of residents who live together and receive care from a live-in caretaker). Group homes are generally established to accommodate a particular group (e.g., seniors, mentally ill or physically disabled). Housing may include assistance with daily living (e.g., nursing services, counseling).

Chapter VIII includes an analysis of the city's zoning regulations as they pertain to housing modifications to accommodate physical disabilities and the location of group quarters within the city. Recommendations for reducing or eliminating obstacles which might constrain the provision of housing for this special needs group are identified in **Chapter VIII**.

D. Large Households

Large households are defined as those having 5 or more persons. There were 61 large households reported in Angels Camp in 1990. That number has remained nearly unchanged at 62 in 2000.

Table 2-34 Large Households By Tenure Angels Camp, 2000	
Households with 5+ persons Owned	Households with 5+ persons Rented
49	13

Large households constitute approximately 6% of all owner households and 3% of all renter households in the city.

E. The Homeless

For the purposes of the Housing Element of the Angels Camp General Plan, a person is considered homeless who lacks a fixed, regular and adequate night-time residence; and an individual who has a primary night-time residence that is: A) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); or B) An institution that provides a temporary residence for individuals intended to be institutionalized; or C) A public or private place not designed for or ordinarily used as, a

regular sleeping accommodation for human beings. Homeless individuals do not include individuals imprisoned or otherwise detained pursuant to an Act of the Congress or a state law (U.S. Code Section 11302).

Homeless individuals within the city include, but are not limited to: victims of domestic violence, persons with mental illness, persons suffering from addiction disorders, those with inadequate incomes, families with single-heads of households, and unaccompanied minors.

Calaveras County Human Resources Council (HRC) provides child care resources for Calaveras County and operates the county's Head Start program. The agency recently acquired a building in San Andreas which is being used as a Thrift Store (Once Again Thrift Store) under the HRC's Calaveras Women's Crisis Center Program.

Calaveras Affordable Housing Coalition: This newly-formed coalition is a community-based group which advocates the provision of affordable housing in Calaveras County.

Pay-to-Stay Calaveras County does not have a homeless shelter. At present, the HRC pays for hotel rooms, as available, for clients in the Jumping Frog Hotel in Angels Camp as part of its Pay-to-Stay program.

Calaveras-Mariposa Community Action Agency provides safety net services to the Calaveras County special needs population including an emergency food bank and, recently, legal assistance.

American Red Cross

The Calaveras County office of the American Red Cross assists residents with temporary housing, food, and clothing in response to disasters. In addition to assisting individual households, the American Red Cross has played an important role in the county in response to county disasters, in particular, wildfires.

Churches

Other organizations within the city have limited funds set aside for 1-2 night motel accommodations for the homeless (e.g., St. Patrick's Church).

Gold Country Alliance for the Mentally Ill (GCAMI) This agency provides support services for the mentally ill. Offices are located at 520 North Main Street, Angels Camp where GCAMI provides a drop-in center.

Calaveras County Office of Mental Health Services

This agency provides support for individuals with mental illnesses in Calaveras County. The agency states that the most urgent special housing need in Calaveras County is for a homeless shelter to serve, among others, the county's mentally ill.

The provision of supportive housing for those returning to their lives in Calaveras County is not currently proposed within Calaveras County due, in large part, to the high costs

associated with providing case management staffing for individuals living in supportive/transitional housing. At present, supportive housing serving residents of Calaveras County is located in Stockton and Lodi.

Summary of Needs of the Homeless

As illustrated in the preceding paragraphs, the most urgent special housing need in Calaveras County is for a homeless shelter. Potential constraints to the establishment of a homeless shelter within the city are discussed in **Chapter VIII. Chapter IX, Program 2.D.b** identifies the city's proposed program for removing these constraints to the development of this and other housing for the area's special needs populations.

F. Farm Workers

Table 2-35 Estimated Farm Worker Population - Countywide (Including Non-Farm workers in Households for 2000) for All of Calaveras County, 2000				
Farm worker Characteristics	1997 (workers only)		2000 (workers and non-farm workers in farm worker households)	
	# individuals	% Total	# individuals	% Total
Works more than 150 days/year (Migrant)	41	10%	86	35%
Works fewer than 150 days/year (Seasonal)	363	90%	156	65%
Total	404	100%	241	100%

Source: 2000 figures: Migrant & Seasonal Farm worker (MSFW) Enumeration Profiles Study - California; Final. Prepared for the Migrant Health Program, Bureau of Primary Health Care, Health Resources Services Administration (U.S. Dpt. of Health and Human Services) Alice C. Larson, PhD.; Larson Assistance Services; September, 2000

Many of the farm workers in Calaveras County are employed in reforestation after timber harvesting (e.g., re-planting trees). Reforestation activities generally occur in the county's higher elevations and are often seasonal. As a result, the demand for farm worker housing for those employed in reforestation activities is normally greatest at elevations of 3,000 feet and above (i.e., close to the forest and relatively distant from the city limits).

In contrast, many of the county's non-forest agricultural crops can be found below 3,000 feet (i.e., relatively close to the city limits). Therefore, the primary emphasis of farm worker housing in Angels Camp is the provision of housing for the migrant farm worker employed in the production of non-forest crops and farm commodities (e.g., grapes). As indicated in

the preceding table, approximately 35% of the county's total migrant farm worker population (86 individuals) could benefit from housing in Angels Camp. Based on a 3.72 average household size for migrant farm workers (including their families), this translates into a need for approximately 23-24 housing units county-wide for migrant workers and their families. Consistent with the county's Regional Housing Needs Assessment, Angels Camp provides approximately 8% of the county's housing. Therefore, Angels Camp anticipates that it should provide for approximately 2 housing units for migrant farm workers (i.e., for low or very low income and with a minimum of 4 bedrooms).

G. Poverty

There are 387 individuals within the city living below the poverty level. 336 of these are below the age of 65. These individuals reside in 191 households. 110 of these households are non-family households with 101 of the 110 households composed of individuals living alone. The majority of these one-person households consist of women under the age of 65 living alone. The largest segment of the city's single women between the ages of 18 and 65 are divorced (18% of the total female population) indicating that divorced women in the city compose a relatively large segment of the city's population living below the poverty level. Job training programs are anticipated to assist some of these women in securing wages lifting them above the poverty level.

VI. Projected Needs

A. Regional(Citywide) Housing Needs

The Central Sierra Planning Council (CSPC) completed a draft Regional Housing Needs Assessment (RHNA) for the Central Sierra Economic Development District in April, 2003. After consultations with local planning agencies, the Governing Board of the CSPC approved the draft RHNA on May 7, 2003. The draft RHNA's 90-day review period ended and the RHNA was approved by the CSPC meeting on August 6, 2003.

The plan addresses regional housing needs for Alpine, Amador, Calaveras and Tuolumne Counties and their incorporated cities. The recommendations of regional housing need allocation for Angels Camp is summarized in the following sections.

B. Housing Needs by Income Group

Table 2-36 Projected Housing Needs By Income Group City of Angels 2001-2009	
Income Group	New Units Needed By 2009/a/
Very low	64
Other low	44
Moderate	59
Above Moderate	115
Total	282

/a/ Draft Regional Housing Needs Assessment

May, 2003; Central Sierra Planning Council

Table 2-37 Household Projections City of Angels						
Year	2000	2005	2009	2010	2015	2020
# Households/a/	1,284	1,512	1,566	1,689	1,831	1,967

/a/ Estimate based on 2.34 persons per household applied to city population projections

Table 2-38 Quantified Objectives for Meeting Housing Needs City of Angels 2001-2009					
Income Target	Total Projected Need (# units)	New Construction	Rehabilitation	Conversion	Preservation of At-Risk
Very low	64-89/a/	59-84/a/	5	0	50
Low	44-69/a/	39-64/a/	5	0	
Moderate	59	59	0	0	0
Above Moderate	115	115	0	0	0
Total	282-332/a/	272-322/a/	10	0	50

/a/ The higher number in this range reflects housing objectives adjusted for the potential loss of 50 at-risk housing units (should efforts to preserve those units be unsuccessful)

Rehabilitation

Units targeted for rehabilitation and the nature of necessary rehabilitation actions (e.g., weatherization) will be identified in conjunction with the implementation of **Chapter IX, Program 2.C.k.** This program provides for a supplemental survey to the city's housing conditions survey including an income survey of residents. In response to the findings of the Housing Conditions Survey update, the city prepared an application for either a first-time homebuyers program and/or rehabilitation funding. This application already has been submitted by the city. The goal of the program is to better evaluate the highest-priority needs for housing in the city and to submit at least one grant application prior to January 1, 2007, for funds to address the highest priority need identified (e.g., first-time homebuyer or rehabilitation funds). Anticipated target grant sources are discussed in **Chapter IX, Program 2.C.k.**

Table 2-39 New Construction Projected Need by Income Group (Excludes Rehabilitation & Preservation)	
Income Group	Total New Units Needed by 2009
Very low	59-84/a/
Other low	39-64/a/
Moderate	59
Above Moderate	115
Total	272-322/a/

/a/ The higher number in this range reflects housing objectives adjusted for the potential loss of 50 at-risk housing units (should efforts to preserve those units be unsuccessful).

Table 2-40

Annual Quantified Objectives: New Construction & Rehabilitation**Yearly Benchmarks for Achieving 2009 New Construction & Rehabilitation Goals/Assumes Preservation of 50 At-Risk Units**

Income Target	2001/a/	2002/a/	2003/b /	2004	2005	2006	2007	2008	6/2009	Total
Very Low	--	--	--	12	12	12	11	11	6	64
Low	--	--	--	8	8	8	8	8	4	44
Subtotal low and very low	0	0	0	20	20	20	19	19	10	108
Moderate	40			4	3	3	3	3	3	59
Above Moderate	93			4	4	4	4	3	3	115
<i>Subtotal moderate above moderate</i>	133			8	7	7	7	6	6	174
Total	133			28	27	27	26	25	16	282

Table 2-41

Annual Quantified Objectives: New Construction & Rehabilitation**Yearly Benchmarks for Achieving 2009 New Construction & Rehabilitation Goal/Assumes Loss of 50 At-Risk Units**

Income Target	2001/a/	2002/a/	2003/b /	2004	2005	2006/a/	2007	2008	6/2009	Total
Very Low	--	--	--	12	12	19	19	19	8	89
Low	--	--	--	8	8	16	16	16	5	69
Subtotal low and very low	0	0	0	20	20	35	35	35	13	158
Moderate	40			4	3	3	3	3	3	59
Above Moderate	93			4	4	4	4	3	3	115
<i>Subtotal moderate above moderate</i>	133			8	7	7	7	6	6	174
Total	133			28	27	42	42	41	19	332

/a/ At-Risk Unit Preservation or Loss to be determined by 2006

VII. Resource Inventory

A. Land Suitable for Residential Development

Angels Camp is currently completing an update of the 1995 General Plan. The following table summarizes existing conditions pursuant to the 1995 General Plan. However, because the update of Angels Camp General Plan Land Use Element has undergone extensive public review and represents a more accurate picture of lands available for residential development during the remainder of the planning period covered by this element, a detailed resource inventory of the 2020 Angels Camp General Plan is included herein.

1995 City of Angels General Plan

Table 2-42 Estimated Vacant Parcels Available for Development 1995 City of Angels General Plan October 18, 2002-Calaveras County GIS Project				
Zoning District	# of Parcels Vacant	Vacant Acres	Density Permitted (by dwelling unit)/a/	Potential Maximum Dwelling Units
R-1	116	72	6 per acre	432
R-1:PD	3	23	6 per acre	138
R-2	9	15	6-12/acre	90-180
R-2:PD	0	0	6-12/acre	0
R-3	35	61	12 per acre	732
R-3:PD	1	9	12 per acre	108
RA	33	250	1 dwelling unit per 5 acres	50
Total	197	430		1,550-1,640

/a/ Based on City of Angels Municipal Code

The total acres indicated in the preceding table are considered “available” for development because they represent parcels that are predominantly vacant and have not yet been developed to full capacity as allowed by the general plan land use designations on the parcels. However, market factors will continue to influence whether or not such land will be listed for sale or developed by current landowners during the planning period. Therefore, to provide an adequate stock of land with a land use designation appropriate for housing, it is prudent to provide more land than is necessary to achieve immediate housing goals.

Table 2-43 Sample Existing Multi-Family Residential Development Densities City of Angels, 2004/a/				
Parcel Number(s)	Total Acres	Zoning District	Permitted Density	Actual Density
Multi-Family Residential Developments –Large Developments (50+ units)				
58-011-027 675 Copello Dr. (Altaville Apartments)	4.82	Suburban Commercial (SC)	12/acre 57 units	50 units (87.7% Maximum Density)
60-001-13 (Bighorn Mobile home Park)	24.99	Multi-family Residential (R-3)	12/acre or 299 units	188 Units (62.9% Maximum Density)
58-071-01 through -19 WorldMark Greenhorn Creek	20.41	Multi-family Planned Development (R-3:PD)	12/acre or 244 units (timeshares)	200 Units (82% Maximum Density)
Average Density Large				73% Average Density
Multi-family Residential – Small/Medium Developments (2-49 units)				
58-026-10 289 Stockton Triplex	0.87 ac.	Suburban Commercial (SC)	12/acre or 10 units	3 units [30% Maximum Density/a/]
58-012-021 Angels Trailer Park N. Baker/Old Highway	0.49 ac.	Suburban Commercial (SC)	12/acre or 5 units	4 units [80% Maximum Density]
62-002-106/8 1017 A/B Purdy	0.51 ac.	RL (consistent with either R-1 or R-2)	6/acre or 3 Units	2 units (duplex) [66% Maximum Density]
57-022-031 810 Gardner Lane	0.29 ac.	RL (consistent with either R-1 or R-2)	6/acre or 2 Units	2 units (duplex) [100% Maximum Density]
60-014-31 Darby Apartments	0.52 ac.	Suburban Commercial (SC)	12 / acre or 6 units	6 units [100% Maximum Density]
Average Density - Small				65% Average Density

/a/ Excludes parcels with legal nonconforming uses exceeding allowable density

As indicated in the preceding inventory of existing multi-family developments within the city, the practical (i.e., likely) density of development on multi-family residential land in Angels Camp can be estimated to be:

**Large Developments
(50+ Units)**

70% of Maximum Allowable Density

**Small/Medium Developments
(2-49 units)**

65% of Maximum Allowable Density

Based on actual development figures, a conservative estimate of likely practical development potential for vacant land in Angels Camp is:

- 70% for developments on parcels of one acre or more in size;
- 65% for developments on parcels of less than one acre

The Angels Camp 2020 General Plan Land Use Map proposes the following changes to development density within Angels Camp. These density standards are used to project the development potential of residential parcels in the city. An inventory and assessment of residential development potential using the preceding parameters is included in **Appendix 2H**. A map of each identified multi-family residential parcel also is included in **Appendix 2H**.

**Table 2-44
Maximum Density Per Acre for Residential General Plan Land Use Designations**

General Plan Land Use Designation	Compatible Zoning District	Maximum Density per Acre (without density bonus)
High Density Residential (HDR)	Multi-family Residential (R-3)	15 dwelling units per acre
Medium Density Residential (MDR)	Medium-density Residential (R-2)	10 dwelling units per acre
Low Density Residential (LDR)	Single-family Residential (R-1)	6-7 dwelling units per acre ⁴

⁴ Angels Camp is revising the general plan and municipal code to eliminate the allowable density discrepancy in this district [six dwelling units per acre versus one dwelling unit per 6,000 square feet (equivalent to seven dwelling units per gross acre)]. For the purposes of projecting potential development for the Housing Element, a density of six dwelling units per acre has been used.

Conclusions:

Based on the inventory in **Appendix 2H**, including adjustments for potential development constraints and historic development densities, the following is the likely residential capacity of land within the city limits:

Table 2-45 Summary Vacant/Underdeveloped Residential Parcels Angels Camp 2020 General Plan			
General Plan Zoning District	Approximate # Parcels	Approximate Acreage	Projected (Adjusted) Development Potential (# Units)/a/
High Density Residential (HDR) Multi-family Residential (R-3)	28	131.56	1,417
Medium Density Residential (MDR) Medium Density Residential (R-2)	10	30.61	209
Single-Family Residential (SFR) Single-Family Residential (R-1)	16	71.12	294
Residential Estate (RE) Residential Estate one, two or three acre minimum (RE-1, RE-2, RE-3)	12	18.9 – 45.4	25-79
Special Planning (SP) Specific Plan (SP) Planned Development (PD) Specific Plan- R-1, R-2, R-3 Planned Development- R-1, R-2, R-3	27	270.44	1,263
Total	93	522.63 – 549.13	3,208 – 3,262

/a/Based on 70% for projects of one acre or greater and 65% for projects of less than one acre in size. See Appendix 2H for justification of anticipated development densities and adjustments. Adjustments do not include density bonus increases.

Table 2-45 Projected Residential Units by Zoning District	
Zoning District	Residential Units Anticipated
R-1/ Specific Plan (SP)	550
R-2	244
R-3	406-970
RE-1, RE-2, RE-3	39-117
RE-5	9
TOTAL	1,248-1,890

**Total Maximum Development Potential
High Density Residential Parcels
(Areas 1-8: See Appendix 2H)**

- ✓ ~~105.24~~ 131.56 acres of Multiple-Family Residential are available for development within the city
- ✓ If fully developed, ~~105.24~~ 131.56 acres could potentially yield ~~1,545~~ 1961 residential units
- ✓ Based on densities of existing developments within the city, ~~105.24~~ 131.56 acres is most likely to yield between ~~406 and 970~~ 701 and 1417 total residential units

A land capacity that can support an additional ~~1,248-1,890~~ **3,210-3,264** housing units, adjusted for the city's vacancy rate of 9.6%, would produce a projected ~~1,128-1,708~~ **2,902-2,951** occupied housing units. Based on the city's average household size of 2.34 persons, this residential capacity could support between ~~2,639 and 3,996~~ 6,790 and 6,905 individuals in addition to the city's 2003 population of 3,349 individuals (i.e., a total population between ~~5,988 and 7,345~~ **10,327 and 10,442** persons).

Therefore, the supply of land designated for residential development within the city (per Angels Camp 2020 General Plan) is sufficient to supply the city's residential land needs at a growth rate of 2% well beyond the year 2020 (when then population of the city is projected to be ~~4,603~~ 5,394).

B. Assisted Housing Developments & At-Risk Housing Developments

Table 2-46 Assisted Housing Developments City of Angels - 2000				
Name	# Units	Target Population	Funding	Due to Become Available for Moderate/Above Moderate Housing
Altaville Apartments	50	All Individuals	Federal Rural Development, Section 515	2006 Established 3/3/1986
Total	50			

At-Risk Housing Developments are privately-owned multi-family rental developments partly financed either by the United States' Department of Agriculture (USDA) or by the Housing and Urban Development Department (HUD) which are at-risk for conversion to market-rate rents. 50 units are anticipated to be at-risk during the planning period from 2001-2009. In the following 10-year period between 2010-2020, no additional units are expected to become at risk within the city.

Preservation/Acquisition

Pursuant to the Calaveras County Assessor's office (2002), the assessed value for the preceding at-risk units is \$1,306,800.

Quantified Objectives

It is the city's objective to preserve all subsidized units. However, given the cost of the development and the current lack of funding set aside for housing programs, it is unlikely that the city will be able to participate in the acquisition of these at-risk units through financial means. In recognition of the importance of retaining these at-risk units, the city will remain apprised of the status of its at-risk units, identify parties qualified to pursue purchase of these units and facilitate notification to parties qualified to pursue purchase of these units as described in **Chapter IX, Programs 2.C.b, 2.C.c. and 2.C.d.**

C. Housing Programs-Existing

Angels Camp currently is not directly administering any housing programs. In 1995, the city successfully secured CDBG funding which assisted in the rehabilitation of 12 housing units in the city.

On behalf of Angels Camp, the following program is implemented within the city limits:

CSPC

The Central Sierra Planning Council (CSPC), a four-county Council of Governments is active in managing affordable housing programs in Calaveras County. The following programs are implemented in Angels Camp with the assistance of CSPC:

Section 8: 10 vouchers (rental assistance) have been issued within the city

Community Reinvestment Act (CRA)

D. Energy Conservation

Public Transportation

Public transportation in Angels Camp is currently provided by Calaveras Transit which offers both fixed route and Dial-A-Ride service. Dial-A-Ride is offered on Tuesdays in Angels Camp between 11:00 a.m. and 3:00 p.m. Fixed route stops in Angels Camp are located at the Angels Foodmart, Savemart and at the Visitor's Center. Fixed route transit is available to Columbia College, Arnold, San Andreas and other sites throughout Calaveras and Tuolumne Counties.

Bicycle and Pedestrian Facilities

Pursuant to the 2001 Calaveras County Regional Transportation Plan (RTP), census data indicates that approximately 3% of home-to-work travel occurs by walking. The Calaveras County Bikeway Master Plan (BMP) encourages the use of alternative modes of transportation to achieve a more balanced transportation system throughout the county. Per the RTP, existing and future needs for pedestrian and bicycle facilities include wider roadways for shared bicycle/automobile travel, separate bicycle-pedestrian paths, repair and expansion of sidewalk facilities in historic communities where roadway widening may be precluded, and crosswalks and pedestrian walkways adjacent to state highways to improve safety.

The 2001 Bikeway Master Plan identifies the following facilities in and adjacent to Angels Camp:

- Class II Bike Lane along Highway 49 (entire length through the city)
- Class III Bike Route along Glory Hole Road from Highway 49 to mountain bike trail areas (recreational use)
- A bikeway route is to be considered in conjunction with roadway improvements along Red Hill Road to its connection with Highway 4.
- Class II Bike Lane along Highway 4 from Highway 49 to Murphys

In addition to bicycle facilities identified in the RTP, Chapter 12.20 of the City of Angels Municipal Code requires construction of curbs, gutters and sidewalks along all portions of State Highways 49 and 4 for any new construction or enlargement of an existing building on any parcel adjoining Highway 49 or 4; along all city streets for new commercial construction or enlargement of commercial structures, along all new streets constructed as part of a new subdivision, along existing city streets for any parcel created by a new subdivision adjoining an existing street; and along existing city streets and private driveways open to the public if it is determined by the city to benefit the health, welfare and safety of the public.

Due to the relatively steep topography with the city, meeting standards for wheel chair access along the city's sidewalks can often prove costly. Programs and adopted routes facilitating the use of low-impact modes of transportation (e.g., riding bikes, walking) were added in conjunction with the 2004 update of the Circulation Element of the Angels Camp General Plan. These facilities emphasize the connection of high density population centers with high-use destinations (e.g., connecting schools with residential subdivisions; connecting multi-family developments with nearby commercial facilities).

Weatherization

The Amador Tuolumne Community Action Agency implements a home weatherization program for Calaveras County. A-TCAA is currently implementing the California Department of Community Services & Development's (CDCSD) Low Income Home Energy Assistance Program (LIHEAP) which provides financial assistance to low-income persons to offset costs of heating and/or cooling dwellings (www.csd.ca.gov). Please refer to Appendix B for additional weatherization programs available to city residents.

VIII. Constraints

A. Governmental

1. General Plan and Municipal Code

Appendix F summarizes the development standards, by zoning district, for Angels Camp. The following discussion summarizes and evaluates the city's development standards with respect to the provision of affordable housing in the city.

a) General Plan

Goals, policies and implementation programs of the City of Angels 1992-1997 Housing Element are detailed and analyzed in **Chapter III** of this element. Goals, policies and implementation programs in all other elements of the 1995 City of Angels General Plan which may influence residential development are analyzed throughout this element. The following table summarizes where each element of the city's General Plan is evaluated and analyzed within this element and includes discussions of those aspects of the general plan which are not discussed elsewhere in this element.

Table 2-47
Analysis of 1995⁵ General Plan Goals, Policies and Implementation Measures
as Potential Constraints to Development

Goal, Policy, Implementation Measure	Discussion	Conclusions/Recommended Action
Chapter 2: Land Use Element		
2.11(A)(3) Promote a balance of commercial, industrial and residential development to maintain a viable economy within the city	This goal is consistent with maintaining a jobs/housing balance in the city. See discussion, Chapter IV .	No recommendations required.
2.11.(C)(2) Revise and update the city zoning ordinance to maintain consistency with this general plan	See Municipal Code analysis (following).	See Municipal Code analysis (following this table).
Chapter 3: Housing Element -- See Chapter III of this Housing Element for Analysis of 1992 Housing Element		
Chapter 4: Conservation & Open Space		
All goals, policies and implementation measures of this element of the general plan are closely tied to compliance with the requirements of the California Environmental Quality Act for all development and, as legally mandated programs, are not considered to be constraints to the development of housing in the city.		
Chapter 5: Circulation Element		
5.14(A)(11) Complete construction of Foundry Road	The completion of the North Foundry Road (and the associated Angel Oaks Extension) north/northwest of Highway 4 will facilitate the construction of multiple-family residential housing proposed in the 2004 City of Angels General Plan Update.	This goal facilitates the development of multiple family housing and should be maintained in the city's general plan.
5.14(C)(41) Complete construction of Foundry Road.		
5.14(C)(38) Improve Copello Drive to connector standards.	Improvements to Copello Drive (and associated alternative routes) will facilitate the development of land designated in the 2004 General Plan update for both multi-family residential uses and for business park uses.	This goal facilitates the development of multiple family housing and promotes goals of this element relative to the jobs/housing balance and should be maintained in the city's general plan.
5.14 (A)(7) Require new development to provide additional roadway widths and/or	The 2004 City of Angels General Plan Update emphasizes the designation of vacant multi-family	Continue to designate vacant land adjacent to commercial services for multi-family

⁵ The 1995 City of Angels General Plan includes a Housing Element adopted in 1992

Table 2-47
Analysis of 1995⁵ General Plan Goals, Policies and Implementation Measures
as Potential Constraints to Development

Goal, Policy, Implementation Measure	Discussion	Conclusions/Recommended Action
<p>separate bike paths to accommodate bicycle traffic where shown on the master bikeway plan.</p> <p>5.14(B)(12) Identify and develop safe walkways home to schools, pedestrian traffic.</p> <p>5.14(C)(12) Provide for pedestrian facilities in ...multi-family developments.</p> <p>5.14(C)(17) Develop a plan for bicycle lanes and pursue construction of bicycle facilities which will provide for safe and efficient bicycle travel.</p> <p>5.14.(C)50) Provide bicycle lanes and sidewalks on new streets and on existing streets when improvements are planned.</p> <p>5.14(C)(51) Provide bicycle lanes or paved shoulders on all new arterial and collector roadway facilities.</p> <p>5.14(B)(14) Require new construction or major renovation of commercial or multi-family buildings to replace, repair or provide (sidewalks) to city standards</p>	<p>residential land adjacent to the city's commercial centers in areas where residents can easily walk or use bikes to access services (See Appendix 2H). Because multi-family residential land is, in most cases, located immediately adjacent to services over distances of less than ¼ mile, construction costs associated with the provision of bicycle and pedestrian facilities are anticipated to be minor and are unlikely to create a constraint to the development of affordable housing.</p>	<p>residential use and include provisions for constructing bicycle and pedestrian facilities connection multi-family developments with service centers over short distances.</p>
<p>5.14(C)(19) Revise the Circulation Element and establish a new mitigation fee when development progresses and conditions change.</p>	<p>Mitigation fees increase the cost of development and could contribute to the cost of providing low and very low income housing. The city will consider waiving or reducing some mitigation fees.</p>	<p>See Program 2.B.c</p>

Table 2-47
Analysis of 1995⁵ General Plan Goals, Policies and Implementation Measures
as Potential Constraints to Development

Goal, Policy, Implementation Measure	Discussion	Conclusions/Recommended Action
5.14(C)(42) Adopt highway traffic mitigation fees		
5.14(C)(21) Promote public transit service in the county	See discussion, Chapter VII(D) .	See discussion, Chapter VII(D) .
5.14(B)(9) Adjust specific road alignments to provide the minimum impact on the planned use of property without compromising public safety or public facilities location.	This policy ensures that road alignments will be designed and reflect the landowner's planned development goals.	This policy facilitates the provision of affordable housing and should be retained in the general plan.
5.14(B)(5) Maintain a circulation improvement plan that includes widening, intersection improvements, one-way routing, street extensions, and proposed new roadways. 5.14(C)(3) Maintain a circulation plan for the entire area so that residents may know the location of proposed streets and roads	Consolidation of the city's circulation plans is necessary to accurately establish traffic impact mitigation fees and to ensure the accuracy of cost estimates for facilities improvements. Plan consolidation also assists developers in determining existing and potential access and to predict road improvements and project costs. Consolidation of this information also assists the city in establishing priorities.	These policies assist developers by providing predictability relative to existing and anticipated project access and road improvement costs. To assist in reducing intergovernmental review time, the city is updating its general plan circulation element to consolidate multiple circulation studies and circulation plans and clearly identify all planned highway encroachments anticipated by the city through the next 20 years in the hopes of securing agreements from the state in advance of future development requests. See additional discussion (this Chapter), paragraph 2(D) regarding intergovernmental review.
Chapter 6: Noise Element		
The goals, policies and implementation measures of this element protect new residential development from excessive noise consistent with state law and		

Table 2-47
Analysis of 1995⁵ General Plan Goals, Policies and Implementation Measures
as Potential Constraints to Development

Goal, Policy, Implementation Measure	Discussion	Conclusions/Recommended Action
the guidelines of the American Association of State Highway and Transportation Officials and the State Noise Insulation Standards (Title 25 of the California Administrative Code) and, therefore, are not considered constraints to development.		
Chapter 7: Safety Element		
The goals, policies and implementation measures of this element identify emergency evacuation routes, fire hazard reduction, water availability during emergencies, protections from flood damage, and protections from mine and seismic hazards and are considered necessary to the provision of safe housing and, therefore are not considered as constraints to development. It is noted, however, that extensive mine tunnels exist throughout the city and may add to the costs of construction. The 2004 Update of the Angels Camp General Plan emphasizes the location of multi-family residential developments on sites which have minimal constraints related to mining structures or upon which extensive studies already have been completed and construction standards established for the development of housing on the project site.		
Chapter 8: Public Facilities Element		
Water	See discussion and analysis in this Chapter, Paragraph 5, Water.	See Chapter IX, Programs 2.B.f, 2.B.g
Wastewater	See discussion and analysis in this Chapter, Paragraph 5, Wastewater.	See Chapter IX, Programs 2.B.f, 2.B.g

Table 2-47
Analysis of 1995⁵ General Plan Goals, Policies and Implementation Measures
as Potential Constraints to Development

Goal, Policy, Implementation Measure	Discussion	Conclusions/Recommended Action
<p>8.12(4) Pursue all avenues of funding to acquire monies for public facilities improvement.</p> <p>8.12(5) City services are considered adequate for the current population. Expansion of services for new development shall be financed, in part, from developer fees based upon Traffic, Water, Sewer and other Capital Improvement Plans adopted by the City.</p> <p>8.12(8) All new development shall pay a fair share in order to access water and sewer facilities.</p>	<p>This policy addresses the payment of impact mitigation fees, facility improvement fees and pursuit of grant funding for infrastructure improvements. Mitigation fees are discussed in this Chapter, Paragraph 4. Fees may increase the cost of affordable housing. In comparison to fees charged in other jurisdictions; the city's fees are either comparable or well below fees in other jurisdictions. Therefore, fees are not considered to be a constraint to development. However, reducing fees could assist in encouraging the development of affordable housing and a program to reduce or waive various infrastructure fees has been proposed in conjunction with this Housing Element.</p>	<p>See Chapter IX, Programs 2.A.b, 2.B.c, 2.B.g</p>

Other elements of the Angels Camp General Plan relevant to housing are related to allowable residential densities within each zoning district established in the Municipal Code and the consistency of the General Plan with the City of Angels Municipal Code. General plan land use densities (i.e., residential densities per acre) are summarized in **Chapter VII** of this element. The consistency of the city's 1995 General Plan and the City of Angels Municipal Code are discussed in the following sections.

b) Municipal Code

The City of Angels Municipal Code (Code) establishes development standards for housing within the various zoning districts. The general plan establishes densities applicable to each zoning district. The Code establishes the following residential districts: Residential Agricultural (RA) district, Single-family residential district (R-1), Two-family residential district (R-2) and Multiple-family residential district (R-3). In addition, the Suburban Commercial (SC), Central Commercial (CC), Industrial (I), Recreation (REC), and Commercial and Public Service (C:PD, CH:PD and PS:PD) zoning districts allow some residential uses.

The Angels Camp 2020 General Plan proposes the addition of four new residential districts: Residential Estate, one acre minimum district (RE-1), Residential Estate, two acre minimum district (RE-2), Residential Estate, three acre minimum district (RE-3), and Residential Cottage, 3,000-5,000 s.f. minimum lot size, or 8-15 dwelling units per acre (RC).

Residential Agricultural District (RA)

This district allows a density of one dwelling unit per five acres. Site development standards call for a minimum 1000' lot width and 120' lot depth. Building setbacks are 20' from the front parcel boundary, ten feet from side parcel boundaries and 20' for rear parcel boundaries (principal buildings). No requests for variances to reduce setbacks, lot widths or lot depths in this district have been identified in the city archives. Therefore, it is unlikely that the development standards within the RA district have been or are a constraint to the development of housing in this district.

Permitted accessory uses (requiring issuance of a building permit only) include guest houses, servant's quarters and granny flats (see **Section III**, following for a discussion) allowing for a variety of housing opportunities in this district.

Conditional uses in this district include group care homes, boardinghouses, retirement homes, rest homes, day nurseries and large family day care homes (see **Section III**, following for a discussion). Travel trailers and single-wide mobile homes are permitted in this district for a period of up to 18 months providing opportunities to fill temporary housing needs.

Single-Family Residential District (R-1)

The 1995 City of Angels General Plan states that the Residential, low density (RL) general plan designation, which is consistent with the R-1 zoning district, allows for densities of up

to six dwelling units per gross acre, not to exceed one dwelling unit per 6,000 square feet.⁶

Single-family dwelling units are permitted uses in the district. Homes may cover 25-30% of individual parcels. Minimum lot widths vary by lot size from 60 feet for lots of less than 8,000 square feet up to 100' for 20,000 square foot lots. All lots in this district require a minimum 100' depth. No requests for variances from these requirements have been identified in the city archives. Therefore, these standards are not considered to be constraints to the development of single-family residential lots.

Setbacks within the R-1 district are 20 feet (front), five feet (side), and 20 feet (rear) for principal buildings. Variance requests in the R-1 district are relatively common. One of the most common variance requests in the city is associated with townsite lots established in the 1850s. Such lots--many established before road easements and predating all development standards-- are small, intended to accommodate small homes with no garage, and were established without consideration for setbacks. Most of these lots are further constrained by moderate to steep slopes. Today, builders undertaking new construction on the scattered vacant lots remaining in the old townsites often find that a variance request is necessary to accommodate a garage, current development standards, and today's larger homes. Roads servicing these lots are often barely wide enough to accommodate passenger vehicles in one direction; therefore, opportunities for roadside parking are rare. Many of these lots are not conveniently located within walking distance of city parking lots.

Within many of the city's oldest established neighborhoods, long-time city residents are generally opposed to variance requests. In 2003, this opposition resulted in denial of a setback variance for a new home already under construction on one of the city's old townsite lots. In response to the clash between pre-existing development constraints and community opposition to variances, the city's general plan update (including this housing element) includes a program to devise a hillside development ordinance establishing acceptable hillside slope-related densities and alternative hillside construction standards. It is anticipated that public input associated with the formulation of the hillside development ordinance will include extensive discussions related to infill development on the city's old lots. In addition, upon completion of the update of the city's general plan, the city intends to revise the city municipal code. The appropriateness of setbacks, lot sizes, road widths, parking standards and related development standards for the city's old townsite lots will be examined in conjunction with implementation of this program (See also discussion under R-1:PD, following).

Permitted accessory units in the R-1 zoning district include granny flats (see **Paragraph f**, following, for a discussion). Conditional uses include large family day care homes and day care (day nursery) facilities (see **Section III**, following, for a discussion of special needs housing).

⁶ Angels Camp is revising the general plan and municipal code to eliminate the allowable density discrepancy in this district [six dwelling units per acre versus one dwelling unit per 6,000 square feet (equivalent to seven dwelling units per gross acre)]

Single-Family Residential: Planned Development (R-1:PD)

In contrast to many of the city's lots dating back to the 1850s, single-family residential lots created by subdividers in the late 1980s and through the present day are planned developments governed by the R-1:PD zoning district. The city's largest residential subdivision, Greenhorn Creek, is zoned R-1:PD.

To encourage housing for low and very low income households, this element includes provisions for negotiated development agreements for new developments on land designated as Specific Plan (SP) establishing up to 25% of units as affordable housing (**Chapter IX, Program 2.A.c**). The SP designation is expected to replace the PD (Planned Development) designation in the 2004 update of the General Plan.

The primary permitted land use on R-1:PD parcels is the single-family dwelling. The district allows two accessory residential dwelling structures (in contrast, the R-1 district allows only one). Accessory uses permitted through issuance of a building permit (ministerial) include both a granny flat, and guest or carriage house of 1,200 square feet on lots of more than 10,000 square feet with guest houses limited to 10% of the lot size.

Prior to 1996, variance requests within the R-1:PD district threatened to overwhelm the city's planning department. As with many of the city's older lots, variance requests were related to the topography of residential lots and the desire to locate garages close to roadways. In addition, the relatively large size of homes being constructed in the Greenhorn Creek community contributed to the volume of variance requests. In response, a "Master Variance" was adopted in 1996 establishing setbacks on a lot-by-lot basis for the largest unit within the subdivision based on the individual characteristics of each lot and ranging from five feet to thirty feet. Perhaps most importantly, in conjunction with issuance of the "Master Variance," the City Council adopted a process for further modifying setbacks in this district without the acquisition of an additional variance. The "Master Variance" authorizes the Planning Director to grant minor variations to setbacks on a case-by-case basis without a public hearing, based on the recommendations of the subdivision's architectural committee. Predictably, this procedure has virtually eliminated the necessity for processing setback variances for the Greenhorn Creek subdivision.

For lots not subject to the Greenhorn Creek "Master Variance," front setbacks are 20 feet (reduced to 10' with a front loaded garage), five-foot side setbacks, and 20 feet on rear parcel boundaries (lots fronting on open space and the golf course may be reduced to 10 feet).

Minimum lot size in this district is one dwelling unit per 6,000 square feet (consistent with the R-1 zoning district). Lot mergers to accommodate residential construction are rare in this district (due, in part, to the flexible setbacks described in the preceding paragraphs). Therefore, lot size and density requirements in the district are not considered development constraints.

The Greenhorn Creek subdivision does not provide housing for low or very low income families. However, some of the lessons learned in formulating and implementing the

planned development standards within this subdivision have led to changes in the city's municipal code. In 2003, the City Council adopted a resolution to reduce setbacks for swimming pools throughout the city to match those of the R-1:PD district (five feet). Upon completion of the update of the city's general plan, the city intends to update the city's municipal code. At that time, the city will review setback standards and evaluate the feasibility of using a modified version of the "Master Variance" process established in the R-1:PD district for addressing variances for setbacks in other areas of the city.

The maximum lot coverage for the district is 30 feet; however, flexibility exists to allow coverages of up to 45%. Minimum lot widths are 60 feet and lot depths of 80 feet are required in the district (60 feet for lots fronting open space or the golf course). One request to allow an increase in lot coverage was pursued by a landowner in the Greenhorn Creek subdivision. After discussions with the architectural review committee, the builder opted to amend construction plans. Again, the presence of an architectural review committee in the R-1:PD district has provided a "built-in" mechanism for fellow residents to work together to apply the subdivision's development standards instead of pursuing variances from the city.

Development of residential units in Greenhorn Creek outpaces development in most areas of the city by a wide margin. Development standards in the R-1:PD do not appear to act as a constraint against development in that district.

Conditional uses in this district include day care/child care facilities (See **Paragraph c**, following, for a discussion).

Two-Family Residential District (R-2)

The Angels Camp General Plan identifies the Residential Medium Density (RM) land use designation as being compatible with single and multi-family units (including apartments, mobile home parks, townhouses and condominiums) with an allowable density ranging between 6 and 12 units per gross acre. The Two-Family Residential zoning district (R-2) allows this same range of density. Maintaining a "density range" rather than establishing a maximum density for this district has led to wide interpretations by different staff throughout the years. This has, in turn, led to some confusion for both developers and city staff and has resulted in a somewhat inconsistent application of the municipal code in the R-2 district.

Therefore, in conjunction with the update of the city's General Plan, a maximum density will be established for this district. At present, the draft land use element of the general plan update proposes a density of 10 dwelling units per acre for the Residential Medium Density (RM) general plan land use designation and R-2 zoning district.

Minimum lot size within the district is set at 7,500 square feet. Single-family dwelling units (including mobile homes) and duplexes are permitted uses in the district. Homes may cover 25-30% of the parcel. Lot widths vary by lot size from 60 feet for lots of less than 8,000 square feet up to 100' for 20,000 square foot lots. All lots in this district require a 100' depth. Setbacks within the R-2 district are 20 feet (front), five feet (side), and 10 feet (rear).

for principal buildings. A limited number of setback variance requests have been received by the city for duplexes and no requests for variances from the remaining development standards have been identified in the city archives. To encourage housing for low and very low income households, more flexible development standards are proposed in **Chapter IX, Program 2.A.b**. Therefore, these standards are not considered to be constraints to the development of two-family residential lots.

Granny flats are permitted uses in the district (See **Paragraph f**, following, for a discussion of second units). Conditional uses in this district include day care/child care facilities (See **Section III**, following for a discussion).

Two-Family Residential Planned Development District (R-2: PD)

The Angels Camp General Plan identifies the Residential Medium Density (RM) land use designation as being compatible with single and multi-family units (including apartments, mobile home parks, townhouses and condominiums) with allowable densities ranging between 6 and 12 units per gross acre. The R-2:PD zoning district allows the same 6-12 dwelling unit per acre density (see preceding discussion regarding establishment of a maximum density for this district). The R-2:PD zoning district is similar to the R-2 district, but includes more flexible development standards relative to lot size, lot configuration and parcel coverage.

To encourage housing for low and very low income households, this element includes provisions for negotiated development agreements for new developments on land designated as Specific Plan (SP) establishing up to 25% of units as affordable housing (**Program 2.A.c**). The SP designation is expected to replace the PD (Planned Development) designation in the 2004 update of the General Plan.

Minimum lot size within the district is set at 6,000 square feet. Single-family dwelling units and duplexes are permitted uses in the district. Homes may cover 35% of the parcel (an increase from the 25-30% in the R-2 district). Lot widths are 60 feet for lots and require a minimum depth of 80 feet. Setbacks within the R-2:PD district are the same as for those in the R-2 district. No requests for variances from these requirements have been identified in the city archives—however, this may be attributable to the existence of this district on very few parcels within the city. Because the development standards of the R-2 District do not appear to constrain development, it is assumed that the more flexible development standards of this R-2:PD also does not constrain development on Two-Family Residential Planned Development district lots.

Conditional uses in this district include day care/child care facilities (See **Section III**, following for a discussion).

Multiple-Family Residential District (R-3)

The Multi-Family residential district allows densities of up to 12 dwelling units per acre. The draft Land Use Element of the 2004 General Plan Update proposes raising this density to 15 dwelling units per acre. This increased density is common in other foothill communities of similar topography and has been identified as a mechanism for increasing the availability of affordable housing in the city.

Single-family dwellings (including mobile homes) and duplexes are permitted uses in this district. Multi-family dwellings require issuance of a conditional use permit (in the R-3:PD district, a site plan review is required). The intent of the R-3 district is to provide areas for multiple-family dwellings; therefore, the conditional nature of multi-family housing in the R-3 district could be viewed as a development constraint. However, given the complexity of high-density housing developments, some form of review procedure is appropriate. Therefore, in conjunction with the update of the 2004 General Plan, the city will consider amending the municipal code to require a site plan review for multi-family housing (uses are permitted “by right,” but subject to review for compliance with development standards), rather than making multi-family uses conditional uses (uses which *may* or may not be approved). See **Subsection 2** of this Section for a description of permit processing procedures.

Setbacks in the R-3 district are 20 feet (front), 5 feet (side) and 10 feet (rear). Maximum lot coverage is 35%. Lot width requires a minimum of 80-feet with a minimum depth of 120 feet. To encourage housing for low and very low income households, more flexible development standards are proposed for this zoning district when affordable housing is proposed (See **Program 2.A.b**). Therefore, these standards are not considered to be constraints to the development of multi-family residential lots.

Uses permitted “by right,” but requiring a site plan review in this district include boardinghouses, retirement homes, rest homes, group care homes, homes for the aged and indigent lodging. Conditional uses include day care facilities and large family day care homes. Granny flats are permitted as an accessory use. See **Paragraphs c and f**, following, for a discussion of special needs housing and second units.

Multiple-family Residential Planned Development District (R-3:PD)

The Multi-family residential planned development district allows densities of up to 12 dwelling units per acre. The draft Land Use Element of the 2004 General Plan Update proposes raising this density to 15 dwelling units per acre for *new* planned developments. This increased density is common in other foothill communities of similar topography and has been identified as a mechanism for increasing the availability of affordable housing in the city.

Single-family dwellings and duplexes are permitted uses in this district. Multi-family dwellings are permitted subject to a site plan review.

To encourage housing for low and very low income households, this element includes

provisions for negotiated development agreements for new developments on land designated as Specific Plan (SP) establishing up to 25% of units as affordable housing (**Chapter IX, Program 2.A.c**). The SP designation is expected to replace the PD (Planned Development) designation in the 2004 update of the General Plan.

Setbacks in the R-3:PD district are 20 feet (front), 5 feet (side) and 10 feet (rear). Maximum lot coverage is 40% (in contrast to 35% in the R-3 district). Lot widths require a minimum of 80-feet with a minimum depth of 120 feet. It is anticipated that the more flexible development standards proposed for the R-3 zoning district pursuant to **Chapter IX, Program 2.A.b** will extend to those portions of planned developments which include affordable housing. Greenhorn Creek's "WorldMark" development carries the R-3:PD designation. That unit has been built out with a demand for additional units. Given the swift build-out of units designated R-3:PD in the Greenhorn Creek Subdivision, the established development standards are not considered a constraint to development.

Uses permitted "by right," but requiring a site plan review in this district include boardinghouses, retirement homes, rest homes, group care homes, homes for the aged and indigent lodging. Conditional uses include day care facilities and large family day care homes. See **Paragraph c**, following, for a discussion of special needs housing.

Central Commercial (CC)

The Central Commercial zoning district encompasses the city's historic central business district and includes parcels immediately adjacent to Highway 49. The district currently includes numerous gift shops and restaurants; but also includes the city's visitor's center, some churches, hotels, a gas station, post office, a movie theatre, small professional offices, and a car dealership.

Most residential uses in the city are located one or more blocks off of Highway 49 outside of the Central Commercial district due both to historic development patterns and, in part, to noise levels on Highway 49. Currently, Highway 49 provides the primary transportation route for heavy trucks (e.g., logging trucks) through the Central Commercial district. Noise generated by these heavy trucks will continue to present constraints to development of residential uses in this district until such time as alternative truck routes are established around the city's historic Central Commercial district. It is recognized that building materials and construction methods can be used to overcome these noise constraints to a certain extent. However, given the historic character of the buildings in the Central Commercial district, it is also recognized that retrofitting of historic buildings to reduce noise could significantly increase housing costs and in some cases may conflict with the city's goals of preserving the historic character of the Central Commercial district.

One residential unit accessory to a commercial use is permitted in this district. Opportunities exist to provide apartments located above street level shops in the Central Commercial district. However, the district is somewhat constrained by a lack of some basic residential services (e.g., a grocery store).

Multi-family housing is permitted within this district as a conditional use, although opportunities for establishing new multi-family housing developments in this district are limited because less than one-half dozen vacant lots exist in this historic district. Opportunities for multi-family housing would, therefore, focus on rehabilitation, re-use or conversions of existing historic structures. The Cultural Resources Element (Chapter 8) of the Angels Camp 2020 General Plan addresses many of these issues.

Residential hotels are permitted within this district subject to completion of a site plan review. Residential hotels, or closely related uses, present one of the best housing opportunities in the Central Commercial district. The potential exists within this district to convert at least one hotel to a residential hotel. As indicated in **Chapter IX, Program 2.A.h** the city intends to review and amend the municipal code to expand the definition of residential hotels and reinforce the city's recognition of the historical nature of boarding houses and other single-room occupancy structures as consistent with the historic character of the city's Central Commercial district. The program further encourages a code amendment to address inclusion of a community eating area for these uses (offsetting, to a certain extent, the absence of a neighborhood grocery store in or near the district). A few of the existing hotels in the district, while fronting on the highway, extend several hundred feet away from the highway. This provides opportunities for locating residential common areas closest to the highway and noise associated with the highway, while offering room for residential uses buffered from highway noise away from the highway.

Development standards in the Central Commercial district reflect historic development patterns and include allowances for 100% building coverage; 5,000 square foot minimum lot sizes; 40-foot lot widths, 80' lot depths and zero foot setbacks. As noted above, however, such development standards are rarely applied because the district has been virtually at build out since the late 1800s. Therefore, development standards in this district are not considered a constraint to development.

Suburban Commercial (SC)

As illustrated in the analysis of existing multi-family residential developments in the city, several of the city's multi-family developments occur within the SC district. While the primary purpose of the SC district is to provide for retail sales and services; the following residential uses may occur in the district:

- Residential hotel (subject to a site plan review)
- A single-family residence accessory to a permitted commercial use (requiring acquisition of a building permit)
- Multi-family residential uses (subject to issuance of a conditional use permit)

Commercial and Public Service Districts (C:PD), (CH:PD), (PS:PD)

These zoning districts are confined to the Greenhorn Creek Subdivision and are intended to provide a range of retail sales and services serving the subdivision and the city. In these districts, all R-1:PD permitted and accessory uses shall be as established for the R-1:PD district. Additional uses in these districts are as follows:

- Residential hotel/motel (subject to a site plan review in the C:PD and PS:PD Districts)
- Day care facilities (CH:PD District subject to a site plan review)
- Conditional uses in each of these districts include multiple-family residential uses
- Permitted accessory uses in the districts include one residential unit accessory to a permitted use

Industrial (I)

The Industrial zoning district allows a residence (including mobile homes) for plant security personnel. The Code includes a provision allowing any other use in this district upon acquisition of a conditional use permit. This could include such uses as multi-family or special needs housing. However, the nature of industrial development (e.g., noise, fumes) is not viewed as consistent with residential uses and this zoning district does not present a viable opportunity for the provision of housing in the city.

It is noted that the draft land use element of the city's general plan update includes a proposal to establish a Business Park (BP) land use designation and zoning district. It is possible that light manufacturing uses and light commercial uses anticipated for this district may be more compatible with residential uses and provide more opportunities for mixing these uses than is currently available on Industrially-zoned land in the city.

Public Service (PS)

No residential uses are permitted in this district on a permanent basis.

Recreation District (REC)

The purpose of this district is to provide land for recreational purposes. Permitted uses in the district include single-family dwellings. Multiple-family dwellings also are permitted in the district subject to acquisition of a conditional use permit. Recreational vehicle parks are a conditional use in the district. Granny flats are a permitted accessory use in the district.

The district is not intended as a primary source of land for housing. The use of RV parks for temporary housing is one mechanism that the Code provides that could assist in meeting the housing needs of special populations. However, Code Amendments to be considered in conjunction with the 2004 General Plan Update will consider removing multi-family residential uses in this district due, in large part, to the limited acreage designated as REC in the city and the need to conserve this acreage for the provision of recreational facilities for all of the city's households.

Open Space District (OS:PD, OSG:PD)

The purpose of these districts is to preserve and protect scenic and wildlife habitat areas and other areas that are in the public interest not to be disturbed. There are no residential uses permitted in these districts.

Planned Development District (PD)

The purpose of this district is to allow developers to design preplanned and well-designed developments combining different land uses with flexible zoning. Therefore, the permitted uses in this district are not defined within the Code, but rather are defined by developers in conjunction with master-planned developments.

Conditional uses in the district include a single-family dwelling and a second residence as an accessory structure.

The draft 2004 General Plan Land Use Element includes provisions for amending the Planned Development District to conform with state law guidelines pertaining to Specific Plans and Specific Plan (Master-Planned) Developments. The amendment will continue to allow developers to combine different land uses and master-plan developments, but will defer to the organizational structure provided in state law for such proposal.

To encourage housing for low and very low income households, this element includes provisions for negotiated development agreements for new developments on land designated as Specific Plan (SP) establishing up to 25% of units as affordable housing (**Chapter IX, Program 2.A.c**).

Given the level of flexibility currently provided in the PD district and anticipated in the Specific Plan (SP) district, neither of these districts are considered to be constraints to the development of residential uses in the city.

c) Provisions for Special Needs Housing: Homeless Shelters, Group Homes, Farm workers

The primary types of “Special Needs Housing” currently recognized in Angels Camp Municipal Code are “*group care facilities*” which are defined in the Code as follows:

Group care facilities. Facilities include convalescent homes, nursing homes, rest homes, health care and treatment facilities licensed by the State Department of Public Health, State Department of Social Welfare or the city, providing bed and ambulatory care for patients with postoperative, convalescent, chronically ill or dietary problems, and persons unable to care for themselves; but not including alcoholics, drug addicts or persons with mental or contagious diseases or afflictions or any similar disorder that requires enforced environmental control.

Group care facilities are allowed in the Multiple-Family Residential (R-3) District subject to a Site Plan Review (see **Section VII**). Group care facilities also are allowed in the Industrial (I) District subject to issuance of a Conditional Use Permit (See **Section VIII**).

Indigent lodging. While this term is not defined in the Municipal Code, it is presumed to be equivalent to housing for the homeless. The Code allows “Indigent lodging” subject to a Site Plan Review in the Multiple-Family Residential (R-3) District. Indigent lodging also may be permitted in the Industrial (I) District subject to issuance of a Conditional Use Permit.

Day Care/Large Family Day Care. Single-family headed households, in particular, may benefit from the availability of day care and large family day care facilities. The City of Angels Municipal Code defines *day care facilities* or *day nurseries* as those serving more than 12 children. Homes serving fewer than 12 children are “*large family day care homes*.”

The municipal code currently allows the following types of special needs housing in the following zoning districts subject to the entitlements indicated in the following table:

Table 2-48
Special Needs Housing
Existing Permitting Requirements
City of Angels, 2000

	RA	R-1	R-1:PD	R-2	R-2:PD	R-3	R-3:PD	CC	SC	C:PD PS:PD	CH:PD
Granny Flat	P	P	P	P	--	P	--	--	--	--	--
Guest House	P	--	P	--	--	--	--	--	--	--	--
Carriage House											
Servant's Quarters											
Indigent Lodging	--	--	--	--	--	SPR	SPR	--	--	--	--
Group Care	CUP	--	--	--	--	SPR	SPR	--	--	--	--
Boardinghouse	CUP	--	--	--	--	SPR	SPR	CUP	CUP	SPR	--
Residential Hotel											
Retirement Home	CUP	--	--	--	--	SPR	SPR	--	--	--	--
Home for Aged											
Rest Home	CUP	--	--	--	--	SPR	SPR	--	--	--	--
Day Nursery/Care	CUP	CUP	CUP	CUP	CUP	CUP	CUP	--	--	--	SPR
Large Family Day Care	CUP	CUP	--	CUP	--	CUP	--	--	--	--	--

Key**P:** Permitted Use (as primary or accessory use)**CUP:** Conditional Use Permit**SPR:** Site Plan Review

Analysis & Recommendations

Calaveras County's only hospital is located in the unincorporated community of San Andreas, located approximately 11 miles north of Angels Camp. Service providers for some of the county's special needs populations find that these populations may be best-served in locations in close proximity (i.e., walking distance, 1-2 miles) to support services (e.g., medical care, psychiatric care). As a result, recent attempts by social service agencies to provide facilities for the homeless and other special needs populations have focused on locations in San Andreas. Consequently, there have been no inquiries made to the Angels Camp Planning Department relative to the location of emergency shelters, transitional shelters or homeless shelters in the past two years. Staff at City Hall recalls no such inquiries about or requests for these uses in the past ten years.⁷ Therefore, the city concludes that the City of Angels Municipal Code does not present a constraint to the development of homeless shelters or related special needs housing in the city.

However, the city does recognize the following gaps in the Municipal Code relative to special needs housing:

- Some categories of Special Needs Housing are not currently addressed in the Municipal Code.
- State law exempting certain types of Special Needs Housing from the requirement for a conditional use permit for facilities serving six or fewer residents have not yet been incorporated into the Municipal Code.

The city proposes the following amendments to the Municipal Code and to city policy to fill these gaps and facilitate the provision of special needs housing, should an application for such housing be received in the city:

- Adding a definition of **Special Needs Housing** to the Housing Element of the General Plan (See **Glossary** for definition).
- Amend the Municipal Code to allow all types of special needs housing within the Multiple-Family Residential (R-3) district subject to the issuance of a Conditional Use Permit for those uses not already addressed in the Code and not otherwise addressed by state law.
- Amend the Municipal Code to reference provisions in state law applicable to special needs housing for six or fewer residents as established for the following (as these uses are defined by the referenced code sections):

⁷ Angels Camp hired its first full-time Planning Director on December 1, 2003. Prior to that date, the city relied on contracting with private planning consultants to assist the city in meeting its planning needs. The most recent contract planner held the position of City Planner for the two years preceding December 1, 2003. Prior to that planning period, most inquiries related to planning issues were directed to City Hall.

- a. Intermediate care facilities, developmentally disabled habilitatives, developmentally disabled-nursing or congregate living health care facilities [Health and Safety Code Section 1267.8-1267.9]
 - b. Residential care facilities for the elderly [Health & Safety Code 1568.0831, 1569.85]
 - c. Community care facilities (e.g., homeless shelters, women's shelters) [Health & Safety Code 1566.2 et seq. and as defined in Health and Safety Code Section 1502, et seq.]
 - d. Family Day Care Homes [Health & Safety Code Chapter 3.4 and 3.6, Division 2; Sections 1597.70-1597.47]
 - e. Alcoholism Recovery or Treatment Facilities, Drug Abuse Recovery or Treatment Facilities [Health & Safety Code 11834.02 – 11834.30]
 - f. Facilities for the Mentally Disordered, Handicapped Persons or Dependent and Neglected Children [Welfare and Institutions Code Sections 5155-5120]
- Provide land use maps identifying the locations of Multiple-Family Residential (R-3) districts including both vacant and developed parcels, to groups interested in establishing special needs housing.

These tasks will be accomplished prior to December 31, 2005, in conjunction with the adoption of Angels Camp General Plan Update.

The implementation of **Chapter IX, Program 2.D.b** will allow the following additional special needs housing-related development with a conditional use permit in the R-3 zoning district for the following types of facilities serving more than six persons:

- Developmentally disabled habilitatives, developmentally disabled-nursing or congregate living health care facilities; community care facilities; alcoholism recovery or treatment facilities, drug abuse recovery or treatment facilities; facilities for the mentally disordered, handicapped persons or dependent and neglected children

d) Parking

Table 2-49 Residential Parking Requirements City of Angels Municipal Code Chapter 17.69	
Residential, single family	2 per dwelling unit
Residential, duplex	2 per dwelling unit
Residential, multi-family	2 per dwelling unit
Residential, mobile home	2 per dwelling unit
Residential, granny flat	1 per dwelling unit
Residential hotel	1 per dwelling unit
Rooming house, boardinghouse, dormitory, convalescent hospital	0.4 times the lawful occupancy level
Mobile home parks and manufactured home subdivisions	2 per mobile home site

The preceding parking requirements do not apply to residential uses in the city's historic Central Commercial (CC) District. Parking requirements are applied only to new buildings and buildings enlarged by more than 25%. Chapter 17.69 of the City of Angels Municipal Code includes provisions for reducing parking for mixed use developments with a maximum reduction in parking of up to 25% allowed.

As indicated in the preceding analysis of the R-1 zoning district, requests for setback variances are relatively common for townsite lots established in the 1850s. As discussed, many of these lots pre-date all development standards, are small, intended to accommodate small homes with no garage, and many were established either before the automobile became the primary mode of transportation or were established when a single automobile was the norm. Most of these lots are further constrained by moderate to steep slopes. Roads servicing these lots are often barely wide enough to accommodate passenger vehicles in one direction; therefore, opportunities for roadside parking are rare. Many of these lots are not conveniently located within walking distance of city parking lots.

In response to these constraints and community opposition to variances, the city's general plan update (including this housing element) includes a program to devise a hillside development ordinance establishing acceptable hillside slope-related densities and alternative hillside construction standards. It is anticipated that public input associated with the formulation of the hillside development ordinance will include extensive discussions related to parking standards for the city's old townsite lots.

Except as described above, parking requirements within the city have not presented special challenges to developers of residential projects and are compatible with parking requirements in cities and counties with similar topography and development patterns. Therefore, the city's parking requirements are not considered a constraint to development.

e) Height

Variance requests for increases above the city's 35' height restriction are rare. However, it may be necessary to increase building height to realize maximum density for some multi-family residential projects which may otherwise be constrained by topography or other physical constraints of the property. To assist in encouraging the provision of housing for low and very low income households, this element includes **Chapter IX, Program 2.A. b** to streamline the process for allowing height increases above 35' for developments which provide affordable housing. Specifically, the program calls for replacing the current Code requirement for a variance with a requirement for conditional use permit for three-story buildings (i.e., exceeding thirty-five feet) and subject to review and approval by the fire department. This program should remove this potential development constraint.

f) Second Units

The Code, prior to January, 2003, permitted the following types of second units: granny flats, servant's quarters, carriage houses and guest houses. All second units were governed by Government Code Section 65852 and were limited to 1,200 square feet (detached) or 30% of gross floor area (attached). Granny flats additionally required occupancy by one or two adults aged 62 years or older.

Since January, 2003, the city has recognized and implemented the new second unit legislation adopted by the state and effective in 2003 and allows second units of up to 1,200 square feet in all residential zoning districts subject to issuance of a building permit (ministerial).

The following program has been included in this element to formally incorporate state law into the city Code and to remove outdated regulations governing second units:

Broaden the city's granny flat ordinance to remove age restrictions and permit the creation of second dwelling units on lots zoned for single and multi-family dwellings consistent with the provisions of the California Government Code. Continue to allow second units to be approved by a ministerial, rather than discretionary action subject to the requirements of the city's revised ordinance.

g) Housing for Disabled Persons

In keeping with the city's policy of providing reasonable accommodation for the disabled, potential constraints to these accommodations within the city's municipal code have been analyzed. The results of that analysis are as follows:

Table 2-50 Analysis of Potential Housing Constraints for the Disabled		
Description (Code Reference)	Potential Constraint	Recommendation
Group Quarters	The municipal code does not currently define group quarters (e.g., group homes for the disabled) and specify appropriate zoning districts for the location of these facilities.	Implement Chapter IX, Program 2.D.b , Special Needs Housing (preceding table).
Setbacks	The Municipal Code does not currently identify disabled access facilities (e.g., ramps) as included in those structures which may encroach within setbacks.	Amend the municipal code to allow access ramps for the disabled to encroach to within 0' of parcel boundaries as a use permitted by right. See Chapter IX, Program 2.D.d .
Building Coverage	The municipal code does not currently state that disabled access facilities (e.g., ramps) are excluded from building coverage calculations.	Amend the municipal code to exclude access ramps in building coverage calculations. See Chapter IX, Program 2.D.d .

2. Permit and Processing Procedures

Permit Processing Procedures

In order of increasing complexity, the entitlements most frequently associated with residential development and special needs housing in the city are:

A. Building Permits

Land uses which are permitted “by right” require only the acquisition of a Building Permit from the city. The procedure for processing a Building Permit is as follows:

- Submit an application to the Community Development Department, Building Division;
- Forward the application to the Planning Director to determine compliance with the zoning ordinance;
- Forward the application to the City Engineer for an Engineering Plan Check;
- Make corrections to the application as indicated by the City Engineer and re-submit corrected plans to the City Engineer (approximately 15% of permits do not require a second review by the City Engineer);
- Plan review by Chief Building Official for code compliance;
- Submittal to Permit Technician for fee calculation and permit issuance

This process typically requires six to eight weeks for completion. Regionally, building permit processing for a single-family residence may take a minimum of two weeks to as much as six months. Therefore, processing time for Building Permits in Angels Camp is comparatively fast and is not considered a constraint to development.

B. Site Plan Review

Housing-related developments requiring a site plan review are found almost exclusively in the Multi-family residential and Multi-family Residential Planned Development zoning districts (R-3 and R-3:PD) and include:

- Indigent lodging
- Group Care
- Boardinghouses
- Residential Hotels
- Retirement Homes
- Homes for the Aged
- Rest Homes

A site plan review also is required for Day Care/Nurseries in the CH:PD district within the Greenhorn Creek Subdivision.

Land uses which require city review to ensure compliance with development standards (e.g., sign design, parking, landscaping), but which are otherwise permitted

“by right” require a site plan review. The procedure for completing a site plan review is as follows:

- Submit an application to the Community Development Department, Planning Division
- Planning Department circulates the proposed site plan to advisory agencies (e.g., city engineering, building department, public safety departments, public works department, Caltrans)
- Planning Department prepares the environmental document for the project and a staff report incorporating development standards and comments from advisory agencies.
- Planning Department schedules the item for a public hearing before Angels Camp Planning Commission (e.g., prepares a Planning Commission Agenda, legal notice, notifications for adjoining landowners within 300 feet of the proposed project)
- The Angels Camp Planning Commission reviews staff recommendations, receives public comment relative to the application and takes action on the proposed project at its monthly meeting held the second Thursday of each month.

Approval of a site plan review requires that the Planning Commission make the following findings:

- i. The project is consistent with the provisions of the City of Angels Municipal Code;
- ii. The project is consistent with the provisions of the City of Angels General Plan;
- iii. Project approval is in the best interest of the public health, safety and general welfare;
- iv. General site considerations, including site layout, open space and topography, orientation and location of buildings, vehicular access, circulation and parking, setbacks, height, walls, fences, public safety and similar elements have been designed to provide a desirable environment for the development;
- v. General architectural considerations, including the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements have been incorporated in order to insure the compatibility of this development with its design concept and the character of the adjacent buildings; and
- vi. General landscape considerations, including the location, type, size, color, texture and coverage of plant materials, provisions for irrigation, maintenance and protection of landscaped areas and similar elements have been considered to insure visual relief, to compliment buildings and structures and to provide an attractive environment for the enjoyment of the public.

The Planning Commission, in making these findings, has the authority to impose such conditions as it deems necessary to protect the best interests of the surrounding neighborhood, public health, safety and welfare in line with the standards set forth in the Code and general plan. Appeals of the Planning Commission's decision may be made to the City Council within 15 days of the public hearing.

Depending upon the complexity of the project, a site plan review (including public hearing) may take from 30 to 90 days to process. This is viewed as a "quick turnaround" in comparison to other jurisdictions in the region which may require up to six months to process a complex site plan review.

In short, site plan reviews are normally approved subject to fulfilling conditions as established in the Code (landscaping, parking). Denial of a site plan review is rare. A single complaint regarding the site plan review process from the development community was received in 2001. The objection focused on city requirements for site plan reviews involving existing buildings. In response, the city adopted a revision to the site plan review process to further shorten site plan review time. Pursuant to Ordinance #395, any land use requiring a site plan review involving an existing building with no proposed expansion, may be issued by the Planning Department without a Planning Commission (public) hearing. This process amendment allows completion of minor site plan reviews within one month and, occasionally in less than one month's time.

With this ordinance amendment, there have been no further identified constraints to development associated with the site plan review process.

C. Conditional Use Permits

The following uses require conditional use permits except as otherwise provided by state law:

- All Day Care/Day Nurseries in the Residential Agricultural district (RA), Single-family Residential district (R-1), Single-family Residential: Planned Development district (R-1:PD), Two-family Residential district (R-2), Two-family Residential: Planned Development district (R-2:PD), Multiple-family Residential district (R-3) and Multiple-family Residential: Planned Development district (R-3:PD);
- Large family day care uses in the RA, R-1, R-2, and R-3 zoning districts;
- Boardinghouses and Residential hotels in the RA, Central Commercial (CC) and Suburban Commercial (SC) Districts; and
- Group Care homes in the RA zoning district.

Conditional Use Permits are required for land uses which are not permitted "by right" and which may be incompatible with other neighboring land uses depending upon the circumstances of each particular project.

The procedure for issuance of a Conditional Use Permit is as follows:

- Submit an application to the Community Development Department, Planning Division
- Planning Department circulates the proposed site plan to advisory agencies (e.g., city engineering, building department, public safety departments, public works department, Caltrans)
- Planning Department prepares the environmental document for the project and a staff report incorporating development standards and comments from advisory agencies
- Planning Department schedules the item for a public hearing before the City of Angels Planning Commission (e.g., prepares a Planning Commission Agenda, legal notice, notifications for adjoining landowners within 300 feet of the proposed project)
- The Angels Camp Planning Commission reviews staff recommendations, receives public comment relative to the application and takes action on the proposed project at its monthly meeting held the second Thursday of each month

Approval of a conditional use permit requires that the Planning Commission make the following findings:

- i. The project is consistent with the provisions of the City of Angels Municipal Code;
- ii. The project is consistent with the City of Angels General Plan;
- iii. The site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this chapter as needed to make said use compatible with land uses in the neighborhoods; and
- iv. The site for the proposed use is related to street and highways adequate in width and surface type to carry the quantity and kind of traffic generated by the proposed use; and
- v. The proposed use will have no significant adverse effect on affected property; and
- vi. The conditions stated in the decision are deemed to protect the public health, safety and general welfare.

In making these findings, input from landowners located within 300 feet of the project site is considered by the Planning Commission at public hearing in determining the compatibility of the land use with other neighborhood land uses. Public hearings which generate strong neighborhood opposition to a project may result in a recommendation to deny a project based on incompatibility with the neighborhood or as having a significant adverse effect on affected property. Appeals of the Planning Commission's decision may be made to the City Council within 15 days of the public hearing.

Depending upon the complexity of the project, a conditional use permit (including public hearing) may take from 30 to 90 days to process. This is viewed as a “quick turnaround” in comparison to other jurisdictions in the region which may require up to six months to process a complex site plan review. Processing time for conditional use permits is not considered a constraint to development.

Proposed programs to streamline permitting for special needs housing and multi-family housing by removing requirements for a conditional use permit or by recognizing existing exemptions for a requirement to obtain a conditional use permit are discussed in preceding paragraphs (See R-3 Zoning District; Special Needs Housing).

D. Intergovernmental Review

The majority of the city’s commercial establishments encroach onto State Route 4 or 49. As a result, new encroachments onto either State Route 4 or 49 require review and approval from Caltrans. Occasionally, these encroachments also involve residential developments. This required review has often led to lengthy negotiations between Caltrans and the developer and has added to the length of the project review process. To help facilitate coordination between the city and state, the city participates in the intergovernmental review process with Caltrans through issuance of project notifications and solicitations for project input from Caltrans during project reviews by the city. Even with this coordination, however, staff shortages at Caltrans and ensuing negotiations with the developer may add weeks and even months to the permit processing process.

While removal of this governmental constraint is not fully within the jurisdiction of the city, the city is attempting to further facilitate intergovernmental reviews. To assist in reducing intergovernmental review time, the city is updating its general plan circulation element to consolidate multiple circulation studies and circulation plans and clearly identify all planned highway encroachments anticipated by the city through the next 20 years in the hopes of securing agreements from the state in advance of future development requests.

Processing Time

The following summarizes the average permit-processing time for the various entitlements which may be associated with the provision of housing in Angels Camp. In comparison to nearby foothill counties, the processing time for entitlements issued in Angels Camp is short.

The small size of Angels Camp, coupled with a relatively low volume of entitlements annually (e.g., there were 25 permits issued in 2002 by the Planning Department) allows for speedy review of permits by city staff and is not considered a constraint to development.

Table 2-51 Permit Review Process City of Angels		
Entitlement	Processing Time (approximate averages)	Discretionary or Ministerial Review
General Plan Amendment	2-3 months	Discretionary
Zone Change	2 months	Discretionary
Tentative Subdivision Map	2-6 months	Discretionary
Site Plan Review	1-3 months	Discretionary
Final Subdivision Map	2 months	Ministerial
Design Review Permit	1 month	Discretionary
Conditional Use Permit	1-3 months	Discretionary
Plan Check/Building Permit	6-8 weeks	Ministerial

3. Building Codes and Enforcement

Building codes are often viewed as a contributor to the high cost of housing by generating delays and requiring construction methods which increase basic costs. However, the adoption and enforcement of such codes is required of municipalities under State law. The city abides by the Uniform Building Code (UBC) and has adopted no changes to the UBC applicable in the city. As noted in preceding paragraphs, the city's six to eight week building permit processing time is considered short in comparison to other jurisdictions in the region which may require up to six months for issuance of a building permit. Also, the UBC establishes minimum standards for life safety. Therefore, enforcement of the UBC is not viewed as an obstacle to the provision of affordable housing in the city.

The Angels Camp Building Department views code enforcement as the means to ensure that safe and uniform construction practices are followed. The city's code enforcement program includes one code enforcement officer. The code enforcement officer proactively identifies code violations and responds to complaints received by the city. The majority of code violations in the city involve building without a permit, building code violations and junk vehicle storage. The code enforcement officer also responds to occasional complaints related to the installation of signs without permits and altering buildings in the historic district without acquisition of appropriate permits or reviews by the Planning Commission.

Initial contacts between the code enforcement officer and landowner are normally informal and involve only a verbal request to secure appropriate permits or passing along the name of the appropriate contact at the city. A second verbal warning is sometimes issued by the code enforcement officer before the landowner responds. Formal prosecution of violations are relatively rare and are normally handled in partnership with the city police department. Approximately two violations--both involving condemnation of buildings deemed unsafe by

the chief building inspector-- have resulted in lawsuits. Such cases are rare and to date have involved one unoccupied building and one deteriorating structure associated with businesses. There are no known cases of zoning enforcement actions in the city which have led to the loss of housing for any individual. Therefore, the city's code enforcement program is not viewed as a constraint to the development of housing.

As indicated in **Chapter IX, Program 2.C.n**, the city intends to continue to maintain a position of code enforcement officer for the city and increase coordination between the city planning department and the city code enforcement officer to facilitate identification of substandard and dilapidated housing units which could benefit from rehabilitation consistent with the requirements of the Health and Safety Code Section 17995.3.

4. Process and Policy for Substandard Units and Rehabilitation Requirements

Given the large concentration of homes built in the second half of the 19th Century, the City of Angels Camp applies the State Historic Building Code for those homes listed in the city's historical inventory (Central Sierra Historic Resource Inventory, March, 1989; Leslie Crow) where the application of that code may be applied and is requested by the homeowner.

5. Development Fees

The most recent revision to the city's land development application fee resolution was in May, 2003. City Service Impact Mitigation Fees for police, fire and parks were adopted in August, 2003. City Service Impact Mitigation fees and fees charged for development applications are included in **Appendix 2G**.

In conjunction with adopting new land development application fees and city services impact mitigation fees in 2003, the city compared the proposed fees with those of other jurisdictions of similar size and location. These comparisons indicate that most of Angels Camp's development fees and city service impact mitigation fees are less than those of other jurisdictions. Therefore, development fees are not considered to be a constraint to development in Angels Camp. Fees associated with water and wastewater service are discussed in **Paragraph 6**.

Table 2-52
Comparison of Angels Land Development Application Fees with Jurisdictions Located in or Near the Central Sierras
with Populations Below 10,000 /h/

NOTE: Fees Exclude AB3158 Fish and Game Environmental Review Fees of \$850 for EIR; \$1,250 for Negative Dec; \$25 Admin

Entitlement	City of Angels (Calaveras Co.) 3,280±Pop. Pending	Town of Loomis (Placer Co.) 6,260 Pop. 2000	City of Placerville (El Dorado Co.) 9,610 pop. 2001	City of Sutter Creek (Amador Co.) 200 pop. 2003	City of Mammoth Lakes (Mono Co.) 7,093 Pop. 2001	City of Jackson (Amador Co.) 4,030 Pop. 1993 /i/	City of Colfax (Placer Co.) 1,496 pop 2001	Tuolumne County 54,501 pop/h/ 2002	Alpine County 1,208 pop. 2001	Calaveras County 40,554 pop/h/ 1999
Planning Application Fees										
Conditional Use Permit	\$980-\$2,170	\$1,261-\$2,719	\$325-\$625	\$600 Deposit + /g/	3,400 deposit	\$250 -\$500/a/ + /j/	\$500 Deposit/b/	\$231 - \$3278.50	\$500 Deposit	\$800-\$2,000 Deposit
Sign Permit (w/o CUP)	\$75	\$57	\$75-\$125	\$40	--	--	\$75 Deposit	--	--	--
Temporary Use Special Events Permit/d/	Nonprofit: \$25 Other: \$130	\$64 + /e/	\$40	--	--	--	--	\$1,582	\$10-\$250 + /g/	--
Site Plan Review	\$980.00-\$2,170	--	\$450-\$2,050	\$400 Deposit + /g/	--	\$75 + 2% construction cost /k/	\$500-\$1,000 Deposit/b/	\$1,551.75-\$3,611.25	--	
Planned Development/ Specific Plan	\$5,000 -\$10,000 Deposit + Actual Applicant Costs	\$794/acre	\$1,200	--	\$17,000 Deposit	--	--	--	--	\$2,500 Deposit
Variance	\$980 - \$1,420	\$1,237	\$200 - \$450	\$160 Deposit + /g/	\$3,100 Deposit	\$200	\$300-\$750 Deposit/b/	\$1,613.75	\$400 Deposit	\$500 Deposit
Rezone	\$1,795/c/	\$2,442	\$900	\$800 Deposit + /g/	\$3,275-\$3,400 Deposit	\$250-\$500/a/ + /j/	\$1,800 Deposit/b/	\$1,967.75	\$1,500 Deposit	\$1,050 Deposit
General Plan Amendment (map)	\$2,170.00	\$2,353	\$1,000	\$1,200 Deposit +/g/	--	\$500-\$750/a/ + /j/	\$500 Deposit/b/	\$2,455.50	--	\$1,075 Deposit
Annexation	\$10,000 deposit + Applicant Actual Costs	\$4,200	Actual cost	\$600/acre	--	--	\$1,500/b/ + LAFCO	--	--	--
Development Agreement	\$2,500 deposit + Applicant Actual Costs	\$500 deposit + actual costs	Actual cost	--	--	--	\$2,030	\$2,131.25	--	\$2,500 Deposit
Environmental Impact Report	\$10,000 deposit + Applicant Actual Cost	\$2,475 deposit + 15% + contract	Cost + 15% admin fee	--	\$10,000 Deposit	\$500 + 1.25 X direct costs	\$1,500 + /g/	\$2,053.75 + 7.7% contract	--	\$500 + 10% contract

Entitlement	City of Angels (Calaveras Co.) 3,280±Pop. Pending	Town of Loomis (Placer Co.) 6,260 Pop. 2000	City of Placerville (El Dorado Co.) 9,610 pop. 2001	City of Sutter Creek (Amador Co.) 200 pop. 2003	City of Mammoth Lakes (Mono Co.) 7,093 Pop. 2001	City of Jackson (Amador Co.) 4,030 Pop. 1993 /i/	City of Colfax (Placer Co.) 1,496 pop 2001	Tuolumne County 54,501 pop/h/ 2002	Alpine County 1,208 pop. 2001	Calaveras County 40,554 pop/h/ 1999
Surveying & Engineering, Roads										
Tentative Subdivision Map	\$2,170.00 + \$10/lot	\$6,520	\$2000 + \$30-50/lot	\$500 + \$20 lot + /g/	\$4,125 Deposit	\$400 + \$20/lot	\$2,000 + \$50/parcel Deposit	\$2,503.00 + \$44/lot	\$2,000 Deposit	\$500-\$2000 + /g/
Tentative Parcel Map	\$1,420.00 + \$10/lot	\$2,113	\$2000 + \$30-50/lot	\$400 + \$100/lot	\$3,400 Deposit	\$200 + \$10/lot	\$700 + \$100/parcel	\$2,339.25	\$1,000 Deposit	\$500-\$2000 +/g/
Final Map	\$1,020 Deposit - \$6,120 Deposit (Actual Cost)	\$450 - \$985 + \$25-30/lot + /f/	\$550-\$780 +/g/	\$800 + \$40/lot +/f/	\$750-\$1,400 Deposit	\$200 + \$10/lot + /f/	\$550-\$1,200 + \$50/parcel + /f/	\$857-\$1,391.50 + \$77.25/lot	--	\$500-\$700 + \$18/lot
Time Extension	\$200	--	\$300	--	\$621	\$250	\$400 Deposit	--	--	\$350
Boundary Line Adjustment	\$250.00	\$724	\$250	\$240 +/g/	\$1,475 Deposit	\$200 + /g/	\$500	\$446	\$250 Deposit	\$115
Certificate of Compliance	\$160	\$1,094	--	\$160.00	--	--	\$700.00	\$80.00	--	\$350 + \$50/parcel
Abandonment of Roads, Easements	\$300	\$420	--	\$100 + /g/	--	--	--	\$58-\$205.50	--	--
Encroachment Permit	\$120	--	\$120	\$150	--	\$40 + 4% cost of work	\$30 - \$60	\$318.50-\$847.25	--	--
Other Fees										
Appeals	\$100 - \$200	\$707	\$150	\$150	--	\$200	\$300	\$116	--	\$25-\$100

/a/ Excludes costs of environmental review
/b/ Includes \$2000-\$4,000 deposit which may be partially refundable
/c/ \$25 for rezones to Open Space, Public , Historic, Combining Districts, down zoning
/d/ Examples include: Christmas tree lots, street fairs, banners
/e/ Plus crew costs
/f/ Plus improvement plan checking, plus costs of improvement inspections based on value of improvements
/g/ Plus staff costs
/h/ Calaveras and Tuolumne Counties included per request although population exceeds general criteria
/i/ Fees currently undergoing revision
/j/ Plus 1.25 times direct costs
/k/ Does not require public hearing

Table 2-53
Example
City Services Impact Mitigation Fees - Comparisons
 (Park & Recreation, Fire, Police)
 Sample Single-Family Residence (2,000 sq. ft)

City of Angels:	\$2,068 per residence
Town of Loomis:	\$2,050 per residence
City of Placerville:	\$1,820 per residence
City of Sutter Creek:	N/A (No Park and Rec Fee)
City of Jackson:	\$3,388 per residence

**Average /a/
 \$2,419 per residence**

6. Infrastructure

A. Water

Angels Camp provides water and wastewater services to its residents.

Available Water Connections

The City's 2001-2015 Water Master Plan (WMP), identifies improvements as necessary to supply new water connections to supply the city through 2027 assuming a growth rate of 2%.

The passage of time is necessary to accommodate the acquisition of sufficient funds for improvements to the water system as necessary to accommodate projected growth through 2027. This means that two key improvements are required to support projected growth:

- Addition of a 4th filter at the treatment plan between 2012-2013
- Addition of a sludge removal system at the treatment plan between 2006-2010 (related to operations and maintenance and not to plant capacity)

Failure to complete either of the preceding could jeopardize the city's ability to provide water necessary to accommodate projected growth through 2027.

For the purposes of this housing element, this discussion focuses on the city's ability to provide new water connections through 2009.

Current water treatment plant capacity [with 3 filters and 2.5 million gallons per day (MGD) storage] is at approximately 1,440 gpm or 2.07 MGD. This translates into a facility that can support approximately 2,359 residential equivalent connections (WMP, 2002). The addition of a 4th filter is needed to increase capacity to approximately 2,160 gpm or 3.1 MGD (approximately 3,046 residential equivalent connections—sufficient to serve the city through 2027).

The WMP projects that the water treatment plant will reach a capacity of 2.07 MGD in 2009—approximately equal to plant capacity with three filters and sufficient to serve the city's needs through 2009. However, due to the storage capacity at the city's water treatment facility, additional capacity is recognized for the city's system allowing the city to grow to a capacity of at least 2.268 MGD—or sufficient to provide new water connections in the city through 2013 (when infrastructure improvements will increase the system capacity to 3.1 MGD).

These conclusions are based on a growth rate of 2%. However, the city has been experiencing growth spurts of up to 5% in the past ten years. If new development exceeds a 2% rate of growth without an offsetting decline in growth, the city may find it necessary to add a 4th filter to increase capacity at the water treatment plant before 2013.

If the city's growth rate continues to exceed 2%, the city may find it necessary to pursue supplemental funding or to otherwise accelerate funding to supply new water connections sufficient to meet its affordable housing objectives. Alternatively, the city could consider rearranging facility improvement priorities placing improvements resulting in increased plant capacity above other facility improvement projects if the city's growth exceeds 2%.

Chapter IX, Program 2.B.f is intended to address this issue.

Water Fees

Costs of upgrading and maintaining the city's water and wastewater facilities were increased in 2002 as follows:

Table 2-54 Water Capital Improvement Fees City of Angels, 2002	
Housing Type	Average Fee/a/
Single-family residential	\$8,125
Multi-family	\$8,125 + \$7,110 per additional unit
Duplex or accessory dwelling	\$8,125 + \$7,315/ additional unit
Granny Flat	\$8,125 + \$3,250/addt'l unit

/a/ \$8,125/unit meter fee is for a 5/8" connection

The preceding fee schedule is essential to the city's provision of adequate water service as described in the preceding paragraphs. In comparison to Amador County and Tuolumne County, these connection fees may be considered high and a potential constraint to the development of housing for low and very low income households. In response, the city proposes **Chapter IX, Program 2.B.g** to investigate a mechanism for reducing connection fees for affordable housing without jeopardizing the city's ability to provide sufficient capacity to serve affordable housing.

B. Wastewater

Angels Camp is the wastewater facility provider for the city.

Available Waste Water Connections

The City's 2002 Waste Water Master Plan (WWMP), identifies improvements as necessary to provide new wastewater connections through 2028—assuming a growth rate of 2%.

The passage of time is necessary to accommodate the acquisition of sufficient funds for improvements to the waste water system as necessary to accommodate projected growth through 2028. This means that two key improvements are required to support projected growth:

- Expansion to a 0.6 million gallons per day (MGD) treatment plant in 2004
- Acquisition of an NPDES Wet Weather Stream Discharge Permit to Angels Creek

The city's wastewater treatment plant capacity is 0.4 MGD as of December, 2003. The WWMP projects that this 0.4 MGD capacity will be reached by 2006 (sooner, if growth continues to exceed 2%). Expansion of the city's wastewater treatment plant to 0.6 MGD is expected to proceed on schedule during the planning period (2004). This expansion will provide for an additional 1,299± residential equivalent service connections—well in excess of the number necessary to serve already-approved development and future development projected through 2028.

However, in addition to expanding the treatment plant, changes in state law have necessitated acquisition of an EPA NPDES Wet Weather Stream Discharge Permit (Discharge Permit) for discharges of treated water into Angels Creek. Should the state (acting on behalf of federal agencies) deny issuance of a discharge permit, the city will find itself unable to accommodate requests for new wastewater connections by 2006 or sooner—even with completion of plant expansion. Should a discharge permit be denied, the city likely will be forced to construct a new storage reservoir and associated infrastructure. Financing, land acquisition, environmental reviews, permitting, engineering and associated activities necessary for constructing a new reservoir have not commenced. If forced to construct a new storage reservoir, it is unlikely that the city could design, finance and complete construction of a new reservoir prior to 2006. As a result, the city may find itself unable to approve any new development after 2006 and until such time as a new reservoir is completed and operational. This represents a potential constraint to development which may be unavoidable during the current planning period.

If a discharge permit is denied, the city will mental programs including, but not limited to, immediately commence designing and identifying funding and suitable locations for a new reservoir. The city may additionally pursue:

- The purchase of unused connections from already-approved developments (i.e., a modified transfer of development rights program)
- Negotiating delayed construction of some projects
- Suspending issuance of new wastewater connections
- Acquisition of loans and grants to construct a new reservoir

Chapter IX, Program 2.B.h addresses the city's diligence in pursuit of a discharge permit and alternatives for providing wastewater treatment should a discharge permit be denied.

Wastewater Fees

Table 2-55 Waste Water Capital Improvement Fees City of Angels, 2002	
Housing Type	Average Fee
Single-family residential (per unit)	\$8,045
Multi-family (per unit)	
Granny flat (per unit)	
Mobile homes (per space)	\$7,542
Trailer/Mobile home Park	1 Commercial hook-up fee + \$7,542/residence

The preceding fee schedule is essential to the city's provision of adequate wastewater service as described in the preceding paragraphs. In comparison to Amador County and Tuolumne County, these connection fees may be considered high and a potential constraint to the development of housing for low and very low income households. In response, the city proposes **Chapter IX, Program 2.B.g** to investigate a mechanism for reducing connection fees for affordable housing without jeopardizing the city's ability to provide sufficient capacity to serve affordable housing.

C. Summary

As indicated in the preceding, facility improvements identified in the city's water and wastewater master plans provide for ample water and wastewater capacity to accommodate new development through 2027 (water) and 2028 (wastewater). However, two factors could jeopardize the city's ability to supply water and wastewater sufficient to serve 108 new housing units for low and very low income households by 2009:

1. A city growth rate exceeding 2% through 2009 (water)
2. State denial of an NPDES Wet Weather Stream Discharge Permit to Angels Creek (wastewater)

Chapter IX, Programs 2.B.f, 2.B.g, and 2.B.h address removing, reducing the effects of, or otherwise seeking solutions to these constraints.

In addition to these programs, the city will, to the maximum extent feasible, pursue implementation of two key programs which emphasize re-use of existing water and wastewater connections:

- Rehabilitations, subject to acquisition of funding
- Preservation of At-Risk units, pending acquisition of funding

B. Non-Governmental Constraints

Non-governmental constraints which influence the cost of housing within the city limits include:

- Topography
- Land costs
- Construction costs
- Availability of financing for construction
- Availability of financing for purchase
- Community opposition

Topography. Topography in the foothills restricts the overall density of housing units that can be accommodated both physically and economically. Within the city limits, slopes vary from 0% to in excess of 20%. Topography provides challenges for sidewalk construction and in meeting grade requirements for wheelchair accessibility

Land costs. The price of land is determined by a number of factors, including location within the community, terrain, utilities and services available. Statistics from the Calaveras County Association of Realtors indicate that the average land sale in Angels Camp between July 1, 2002, and July 1, 2003, was approximately \$15,038 per acre.

Construction costs. Total valuation for permits issued by the Angels Camp Building Department between June 30, 2002 and June 30, 2003 was \$10,000,000 for 44 single-family residences for an average valuation of \$213,318 per single-family residence.

Financing. At the writing of this section, the nationwide economy is believed to be rebounding after a slowdown both preceding and following the September 11th terrorist attacks. In an effort to stimulate the economy over the past 18 months, the Federal Reserve has dropped interest rates repeatedly and is expected to maintain these low interest rates until there is further evidence of expansion signaling a stable economic recovery.

Community Opposition. Community opposition to high-density affordable housing in established residential neighborhoods has emerged as one of the most prominent obstacles to the provision of affordable housing in the city and county. Numerous programs in this element focus on defusing this opposition. These programs emphasize the dispersal of affordable housing throughout the city in the form of second residential units and as individual duplexes and triplexes. New, high-density, multi-family housing for all income levels is being encouraged through the city's 2003 General Plan Land Use Element on currently vacant lands located within walking distance of the city's commercial centers and outside of established residential neighborhoods.

IX. Housing Goals, Policies and Implementation Programs

Goals, Policies and Implementation Programs are contained in Chapter 2, Housing, of the Angels Camp 2020 General Plan.

X. Housing Implementation Plan

5- Year Schedule and Action Plan

Per Government Code Section 65583(c)

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c))				
Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
Adequate Sites & Affordable Housing				
2.A.a Investigate Feasibility of Establishing a Housing/Economic Development Coordinator/Facilitator	City of Angels in cooperation with Calaveras County Human Resources Council, Calaveras County Housing Coalition, Calaveras County Mental Health Services, Calaveras County Economic Development Company, Calaveras County Association of Realtors, Central Sierra Planning Council, Gold Country Alliance for the Mentally Ill, Calaveras-Mariposa Community Action Agency)	CDBG Planning/Technical Assistance Grants (in part)	To establish a position responsible for spearheading efforts to implement the city's housing and economic development programs, apply for funding for the programs.	By December 31, 2005
2.A.b Continue to Encourage the Establishment of Small, Affordable Housing Units Distributed Throughout the City/Map Infill	City of Angels – through General Plan Land Use Element	General Fund HOME Investment Partnership Program (HOME) CalHome	Establish at least five affordable housing units using incentives established in this program.	Draft ordinance revisions to the Planning Commission prior to June 30, 2005 and then Ongoing

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c))				
Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
		Downtown Rebound Planning Grants Program Downtown Rebound Capital Improvement Program State Community Development Block Grant Program Building Equity and Growth in Neighborhoods (BEGIN)		
2.A.c Use Development Agreements for Large Developments within the Specific Plan (SP) Zone to Promote Affordable Housing	City of Angels Camp	General Fund CDBG Planning & Technical Assistance Grant	Encourage the construction of up to 25% of housing in the Specific Plan Zone for low and very low income households.	Draft policy to the City Council prior to June 30, 2006.
2.A.d Establish Moderate and High-Density Residential Land Use Designations Near the City's Commercial Centers	City of Angels Camp in Conjunction with update of 2004 General Plan Land Use Element	General Fund	Receipt of at least one application for housing for low and very low income households on at least one parcel within walking distance of one of the city's commercial	In conjunction with update of 2004 General Plan

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c))				
Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
			centers.	
2.A.e Facilitate and Promote Moderate-Wage-Jobs and Job-Training Efforts Compatible with the City's Employment Projections	City of Angels Calaveras County Economic Development Company Mother Lode Job Training Job Connect	CDBG Economic Development Allocation USDA Small Communities Rural Utilities Service Grants & Loans	Receipt of at least one application for a business offering employee wages of at least \$10/hr on a parcel designated as Business Park (BP)	In conjunction with update of 2004 General Plan and Ongoing
2.A.f Encourage Co-Housing/Cooperative Housing	City of Angels through Land Use Element of the General Plan	General Fund	Complete a map of parcels in the city available for co-housing; receipt of at least one application for co-housing during the planning period.	In conjunction with update of 2004 General Plan
2.A.g Encourage "Self-help," Privately-Funded Housing Programs	Local non-profit organizations	California Self-Help Housing Program (CSHHP)	Prepare at least two resolutions, or letters of support, or provide fee waivers, or attend at least two pre-development meetings with (or otherwise provide guidance for) a non-profit interested in providing self-help housing prior to the end of the planning period.	Ongoing
2.A.h Encourage the	City of Angels	CDBG Economic		In

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c))				
Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
Establishment of Single-Room Occupancy Housing		Development Allocation	Receive one application from or attend a pre-development meeting with or otherwise provide guidance for a developer interested in establishing a boarding house or single-room occupancy structure in one of the city's historic hotels.	conjunction with update of 2004 General Plan and subsequent update of zoning ordinance
2.A.i Facilitate the Exchange/Consolidation of the Region's Housing Assistance Information	City of Angels in cooperation with Calaveras County Human Resources Council, Calaveras County Housing Coalition, Calaveras County Mental Health Services, Calaveras County Economic Development Company, Calaveras County Association of Realtors, Central Sierra Planning Council, Gold Country Alliance for the Mentally Ill, Calaveras-Mariposa Community Action Agency)	HOME Investment Partnership Program (HOME)	To provide a one-stop, single information source for housing information for city residents or potential city residents.	Ongoing; website to be established by June 30, 2009.
2.A.j Encourage New Construction of at Least 98 New Housing Units and Rehabilitation of at Least 20 Housing Units for Low and Very Low Income Households	City of Angels Community Development Department	General Fund	Encourage New Construction of at Least 98 New Housing Units and Rehabilitation of at Least 20 Housing Units for Low and Very Low Income Households through implementation of the programs contained herein	To be completed by June 30, 2009

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c))				
Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
Governmental Constraints				
2.B.a Continue to Conduct Periodic Reviews of Angels Camp's Municipal Code and General Plan/General Plan Consistency	City of Angels	General Fund CDBG Planning/Technical Assistance Grants	Remove identified inconsistencies between the general plan and the city's Municipal Code and remove identified constraints to the development of affordable housing through implementation of programs 2.B.b through 2.B.i.	Ongoing; once every three years commencing in 2006 for general plan and municipal code review; and, for removal of constraints, as indicated in the following programs.
2.B.b Continue to Provide Flexible Standards for On and Off-Site Improvements for the Construction of Low-to-Moderate Income Housing	City of Angels	(Not applicable)	Apply at least two alternative development standards to a project providing housing for a low or very low income households	Ongoing
2.B.c Forward a Draft to the City Council to Waive, Reduce and/or Defer Application and Impact Fee Payments for Low-to-Moderate Income Housing	City of Angels	General Fund	Waive or reduce fees for at least one project providing housing for a	Draft Ordinance to the City Council By December

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c))				
Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
Projects			low or very low income households	31, 2007
2.B.d Revise the City's Second Unit "Granny Flat" Ordinance	City of Angels	General Fund CDBG Planning/Technical Assistance Grant	Issue building permits for at least six second units.	Draft Ordinance to the Planning Commission by December 31, 2005
2.B.e Update and Maintain the City's Density Bonus Program	City of Angels	General Fund CDBG Planning/Technical Assistance Grant	Offer or apply the city's density bonus to at least one project providing housing for a low or very low income households	Draft Ordinance Revisions to the Planning Commission by December 31, 2005
2.B.f Monitor the City's Water Treatment Plant Capacity to Ensure Sufficient Capacity to Meet the City's Affordable Housing Objectives	City of Angels	CDBG Planning/Technical Assistance Grant Redevelopment USDA Small Communities Grant Program SB 308 (Financing assessment, bond financing, State program)	Apply for at least one grant prior to June 30, 2009, to assist in accelerating construction of improvements to increase the capacity of the city's water treatment facilities if growth continues to exceed 2%. Alternatives to grant applications are detailed in Program 2.B.f.	Grant application to be completed prior to June 30, 2009 if growth continues to exceed 2%; Ongoing

Table 2-56
5 Year Schedule & Action Plan (Government Code Section 65583(c))

Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
2.B.g Reduce connection fees for low and very low income households commensurate with the acquisition of funding from state and federal sources supporting affordable housing	City of Angels	SB 308 (Financing assessment, bond financing, State program) Redevelopment	Reduce connection fees for at least six low or very low income households if grant funding is secured.	Ongoing
2.B.h. Maintaining Sufficient Wastewater Capacity - NPDES Discharge Permit	City of Angels	CDBG Planning/Technical Assistance Grant Redevelopment USDA Small Communities Grant Program SB 308 (Financing assessment, bond financing, State program)	The primary objective of this program is to obtain an NPDES Discharge Permit and avoid alternatives identified in the program. If, however, a discharge permit is denied to the city; objectives are to facilitate construction of a new wastewater reservoir as quickly as is feasible.	The city anticipates that questions related to issuance of an NPDES permit will be resolved by December 31, 2004. If no permit is forthcoming; the program alternatives will immediately be initiated.
2.B.i Multi-Family Housing by Site Plan Review	City of Angels, Planning Department	General Fund	Process at least one multi-family housing application using the site plan review process	Draft ordinance to the Planning Commission by December

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c))				
Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
				31, 2005
2.B.j Hillside Management Ordinance	City of Angels; Planning Department	CDBG Planning/Technical Assistance Grant	Apply hillside development standards to at least three new construction projects	Draft ordinance to the Planning Commission by December 31, 2005
2.B.k Second-floor Housing Units	City of Angels; Planning Department	CDBG Planning/Technical Assistance Grant	Permit at least one second-floor housing unit above a commercial establishment within a commercial district.	Draft ordinance amendments to the Planning Commission by December 31, 2005
2.B.l Mobilehome /Manufactured Housing Provisions	City of Angels; Planning Department	CDBG Planning/Technical Assistance Grant	Permit at least three manufactured homes on single-family residential lots.	Draft ordinance amendments to the Planning Commission by December 31, 2006
Housing Conservation				
2.C.a Continue to Allow Use of Materials and Methods Consistent with the Construction Date of the Building for Buildings 50 Years	City of Angels	(Not applicable)	Allow the use of materials and methods of construction consistent with the construction date of the building for buildings 50 years of age	Ongoing

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c))				
Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
of Age or Older			or older on at least two rehabilitation or remodeling projects in the city.	
2.C.b Continue to Monitor the Status of At-Risk Units and Inform Agencies Able to Pursue Purchase	City of Angels and local non-profits	General Fund	To retain the 50-unit Altaville Apartments for low and very low income households.	Ongoing
2.C.c Facilitate Right of First Refusal Agreements	City of Angels and Local Non-Profits	Preservation – Interim Repositioning Program	Provide notification to at least three non-profits qualified to purchase the Altaville Apartments	Notifications are anticipated in 2006; Ongoing thereafter
2.C.d Provide Educational Materials for Tenants of At-Risk Housing Developments	City of Angels Community Development Department	General Fund CDBG Planning/Technical Assistance Grant	Provide this information to all of the housing units in the Altaville Apartments	Notifications are anticipated prior to 2006
2.C.e Update and Maintain the City's Condominium Conversion Ordinance	City of Angels	General Fund CDBG Planning/Technical Assistance Grant	To avoid 99% of proposed conversions of existing housing for low and very low income households to condominiums which will not be made available to low and very	Draft update of ordinance to the Planning Commission by December 31, 2007

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c))				
Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
			low income households.	
2.C.f Establish a Redevelopment Agency to Assist in the Provision of Affordable Housing and to Fund Infrastructure Improvements	City of Angels	General Fund CDBG Planning/Technical Assistance Grant	Gain public support for establishing a redevelopment district to assist in providing affordable housing and fund infrastructure improvements	By June 30, 2009
2.C.g Consider Adopting the Mills Act	City of Angels	General Fund CDBG Planning/Technical Assistance Grant	Offer Mills Act incentives to at least one project involving rehabilitation of a structure to be used to provide affordable housing (e.g., boardinghouse, residential hotel in the commercial district)	Draft Ordinance to the Planning Commission by December 31, 2006
2.C.h Pursue Funding to Support a Housing Rehabilitation and/or Rehabilitation Loan Program	City of Angels	HOME Investment Partnership Program (HOME) Downtown Rebound Planning Grants Program (Infill) Downtown Rebound Capital Improvement	See Program 2.C.k.	Ongoing

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c))				
Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
		Program		
2.C.i Establish Priorities for Implementing the Housing Rehabilitation Program in the City Aimed at Special Needs Households and Targeting Substandard Housing Units	City of Angels	HOME Investment Partnership Program (HOME) Downtown Rebound Planning Grants Program (Infill) Downtown Rebound Capital Improvement Program	See Program 2.C.k.	By December 31, 2007
2.C.j Self-Help Paint/Fix-Up Programs	City of Angels, local non-profits	California Self-Help Housing Program (CSHHP)	Offer paint vouchers to at least four qualified residents.	Ongoing
2.C.k Update the 2003 Housing Conditions Survey/Pursue Funds for Improving the Existing Housing Stock and Accessibility to Housing	City of Angels	General Fund #1: CDBG Planning and Technical Assistance Grant #2: Building Equity and Growth in Neighborhoods (BEGIN) CalHome Program	Submit a grant application for CDBG Planning & Technical Assistance Funding by December 31, 2005. Submit one grant to implement either a grant for rehabilitation funds or first-time homebuyers based on the outcome of the survey funded by the	Grant application #1: by December 31, 2005 Grant application #2: by June 30, 2009

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c))				
Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
			preceding. Overall objectives of both grant applications: Rehabilitate or assist six low or very low income households in acquiring or retaining housing.	
2.C.l Continue to Enforce State Energy Efficiency Standards for Residential Buildings	City of Angels	Not Applicable	Enforce State Energy Efficiency Standards on all new residential development subject to the standards throughout the planning period.	Ongoing
2.C.m Support the Reduction of Contamination Hazards in Older Buildings	City of Angels	General Fund	In conjunction with rehabilitation activities identified in Program 2.C.k	Ongoing
2.C.n Continue to Maintain a Code Enforcement Position	City of Angels	General Fund	Identify all housing units in the city which are substandard or dilapidated as defined in Health & Safety Code Section 17995.3	Ongoing
Equal Opportunity Housing				
2.D.a Continue to Support the Establishment of Senior	City of Angels through implementation of Land Use Element of the General	General Fund	Complete a map of parcels in the city available for tri-level	In conjunction with 2003

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c))				
Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
Housing	Plan		housing; receipt of at least one application for tri-level housing during the planning period.	update of General Plan; Ongoing
2.D.b Facilitate the Establishment of Housing for Special Needs Populations	City of Angels	General Fund CDBG Planning & Technical Assistance Grant	Bring the Municipal Code into compliance with state law	Draft Ordinance Amendments to the Planning Commission by December 31, 2005
2.D.c Support the Maintenance of a Satellite Learning Center in Association with Columbia College in or Near the City	City of Angels in cooperation with Columbia College	General Fund	Maintain the existing satellite learning center at the Glory Hole complex	Ongoing
2.D.d Fair Housing Act	City of Angels	Not applicable	Assist at least one new residential construction project in providing disabled access through implementation of alternative development standards established in this program	Draft Ordinance Amendments to the Planning Commission by December 31, 2005; then ongoing
2.D.e Provide Information for Renters	City of Angels	General Fund CDBG	Provide prompt responses to renter questions related to	Post information or links on

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c))				
Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
		Planning/Technical Assistance Grant	housing discrimination and related issues. Distribution of at least ½ dozen informational brochures by the end of the planning period and establishment of links on the city website by December 31, 2005.	the city website by December 31, 2005; then ongoing
2.D.f Pursue Funding to Establish an Ongoing City Homebuyer's Assistance Program	City of Angels	HOME Investment Partnership Program (HOME) CalHome	See Program 2.C.f	Ongoing – At least one application prior to December 31, 2007
2.D.g Facilitate Cooperative City/County Efforts to Achieve Housing Goals	City of Angels Calaveras County	General Fund CDBG Planning/Technical Assistance Grants	Hold one joint meeting or forum by December 31, 2009	One forum by December 31, 2009
2.D.h Incorporate Facilities for Special Needs Populations in the Design of Public-Use Centers	City of Angels or public entities in partnership with the City of Angels	Redevelopment Agency (in part)	To include consideration of Special Needs populations in conjunction with consideration of all applications for a new public or community facilities received by the city.	Anticipated Post-2009, but consideration should be addressed if a Redevelopment Plan is prepared

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c))				
Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
				prior to 2009
2.D.i Adopt Reasonable Accommodation Procedures	City of Angels	General Fund	To assist at least 2 households with reasonable accommodation	Adopt prior to December 31, 2009
2.D.j Promote <i>Healthy Arts</i> Programs	City of Angels Community Leaders Non-Profit Foundations	General Fund Non-Profit Foundations	To raise community awareness of the need for healthy arts programs in the city	Amend municipal code prior to December 31, 2009

